BILL GARRETT, Davidson County
Trans:T20130083270 DEEDWARR
Recvd: 09/26/13 11:57 2 pgs
Fees:13.00 Taxes:425.50
20130926-0101117

Prepared by and return to:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd. Suite 106
Franklin, TN 37067

DEBORAH A. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires
October 18, 2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $115,000.00

Affiant

Subscribed and sworn to before me, this 25 day of September, 2013.

Notary Public
My commission expires: 10/18/16

07-1309-85329

Address of New Owner:	Send Tax Bills to:	Tax Information
Mid TN Partners, LLC	New Owner	072-03-0-108.00
~~1122 McChesney Avenue~~ 4206 Franklin Common Ct		
~~Nashville TN 37216~~ Franklin TN 37067		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Melanie Dowell Reeves and Pamela Carol Thweatt, both individually and as Co-Executrixes of the Estate of June Carol Dowell, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Mid TN Partners, LLC, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being the easterly one half of Lot No. 181, on the Plan of Inglewood Place, of record in Book 332, Page 101, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said part of said Lot No. 181 fronts 50 feet on the southerly side of McChesney Avenue, and runs back between parallel lines 205 feet to a dead line.

Being the same property conveyed to Allen P. Dowell and wife, June Carol Dowell by deed from Gerald L. Hemmer and wife, Ann B. Hemmer, dated June 14, 1965, recorded June 17, 1965, of record in Book 3902, Page 660, Register's Office for Davidson County, Tennessee. The said Allen P. Dowell and wife, June Carol Dowell, both having since died. Allen P. Dowell having predeceased June Carol Dowell. The Estate of June Carol Dowell is currently being probated in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 13P-1470. The grantors herein are the decedent's only two heirs and the decedent authorized her personal representatives to treat her real property as personalty.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1122 McChesney Avenue, Nashville, TN 37216

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 25 day of September, 2013.

Melanie Dowell Reeves
Melanie Dowell Reeves, Individually
and as Co-Executrix of the Estate
of June Carol Dowell

Pamela Carol Thweatt
Pamela Carol Thweatt, Individually
and as Co-Executrix of the Estate
of June Carol Dowell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Melanie Dowell Reeves, both individually and as Co-Executrix of the Estate of June Carol Dowell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand in Franklin, TN, this 25 day of September, 2013.

Deborah K. Devine
State of Tennessee at Large

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires October 18, 2016

My Commission expires: 10/18/16

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Pamela Carol Thweatt, both individually and as Co-Executrix of the Estate of June Carol Dowell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand in Franklin, TN, this 20 day of September, 2013.

Deborah K. Devine
State of Tennessee at Large

My Commission expires: 10/18/16

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires October 18, 2016