THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31528-11-2013**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $229,000.00. Affiant Subscribed and sworn to before me this 27th day of November, 2013. Notary Public My Commission Expires:

RACHEL MEAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017

WARRANTY DEED

Address New Owner: Rhett McDaniel 1402 Riverwood Drive Nashville, TN 37216	**Send Tax Bills To:** New owner	**Tax Information:** Map and Parcel No.: 061 160 04300

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Cynthia Wair Bowers, devisee under the will of Janie Juanita Wair, deceased**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rhett McDaniel, single man** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1402 Riverwood Drive, Nashville, TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

BILL GARRETT, Davidson County
Trans:T20130101305 DEEDWARR
Recvd: 12/03/13 10:17 3 pgs
Fees:18.00 Taxes:847.30
20131203-0122872

IN WITNESS WHEREOF, Grantor has executed this instrument on the 27th day of November, 2013.

Cynthia Wair Bowers

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Cynthia Wair Bowers**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of November, 2013.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Land in the 11th Civil District of Davidson County, Tennessee, being the westerly part of Lot No. 32 on the Plan of Riverwood Subdivision, as of record in Book 547, page 62, Register's Office for said County, described according to a survey made February 14, 1930, by Erle Drake, County Surveyor of Davidson County, Tennessee, as follows:

Beginning on the southerly margin of Riverwood Drive, at a stake, the northweet corner of said Lot No. 32 and the northeast corner of Lot No. 48 on the Plan of Eastdale Subdivision, which is of record in Book 547, pages 29 and 30, said Register's Office, and running thence with the line betwen said two lots, southerly 200 feet to a stake; thence South 53 degrees 25 minutes East 60 feet to a stake; thence in a northeasterly direction 212-1/2 feet to a stake in the southerly margin of Riverwood Drive; thence with the southerly margin of said Drive, 175 feet ot the beginning.

Being the same property conveyed to Janie Juanita Wair by deed dated July 5, 1960, from Mary Keeling Simpkins, of record in Book 3099, page 33, Register's Office for Davidson County, Tennessee. Janie Juanita Wair died on August 30, 2013. By the will of J. Juanita Wair (one and the same person as Janie Juanita Wair), Docket No. 13P1696, Davidson County Probate Court Clerk's Office, subject property was devised to Cynthia Wair Bowers.

This conveyance is made subject to:

1. Taxes for the year 2014, a lien, but not yet due and payable. Map and Parcel No. 061 160 04300.
2. All matters appearing on the Plan of record as Book 547, page 62, Register's Office for Davidson County, Tennessee.
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4058, page 799, Register's Office for Davidson County, Tennessee.