AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20140041643 DEEDWARR
Recvd: 06/12/14 15:15 2 pgs
Fees:13.00 Taxes:1102.60
20140612-0051468

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$298,000.00.**

Affiant

Subscribed and sworn to ~~before~~ me, this the 10th day of June, 2014.

Notary Public

My commission expires: 7-6-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
James J. McDowell III	Franklin American Mtg	**155-16-OA-053.00 CO**
608 Meadow Glen Ct	501 Corporate Center Dr	
Nashville, TN 37221	Suite 400 Franklin, TN 37067	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Charles K. Scoville and wife, Kyra S. Scoville

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James J. McDowell III and Melinda J. McDowell, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Lot(s) 45, as shown on the map entitled Traceside, Section 2, of record in Plat Book 7900, pages 980 and 981, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to CHARLES K. SCOVILLE AND WIFE, KYRA S. SCOVILLE, by deed from PRUDENTIAL RESIDENTIAL SERVICES, LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, of record as Instrument No. 20050825-0101298, dated August 16, 2005, said Register's Office.

Charles K. Scoville and Charles King Scoville are one and the same person.

Kyra S. Scoville and Kyra Stokes Stevens Scoville are one and the same person.

Kyra Stokes Stevens Scoville appointed Charles King Scoville as her true and lawful attorney-in-fact by Durable Power of Attorney dated April 9, 2010, recorded April 22, 2010 of record in Instrument Number 20100422-0030542, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as **608 Meadow Glen Ct, Nashville, TN 37221**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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/our hand(s) this 10th day of June, 2014.

Charles King Scoville

Kyra Stokes Stevens Scoville
By: Charles King Scoville, her Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Charles King Scoville, married**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **10th** day of **June, 2014.**

Notary Public

My Commission Expires: 11/3/2015

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Charles King Scoville, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Attorney-in-fact for Kyra Stokes Stevens Scoville, the within named bargainor(s), and that he as such Attorney-in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Kyra Stokes Stevens Scoville, the within named bargainor(s) by the said Charles King Scoville, as such Attorney-in-fact.

Witness my hand and official seal at office in Brentwood, Tennessee on this the 10th day of June, 2014.

Notary Public

My Commission Expires: 11/3/2015

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY