WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/01/14 14:14 3 pgs
Fees:18.00 Taxes:991.23
20140701-0057807

ANGELA G. BATSON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $267,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **27th** day of **June, 2014**

Angela G. Batson
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samantha L Marsch and Clare D Marsch	Fdlt Bank	173-09-0A-714.00-CO
(NAME) 4302 Barnes Cove Drive	(NAME) PO Box 451	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Clarksville, TN 37041	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I, **Alfred Dowell, married**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Samantha L. Marsch and husband, Patrick W. Marsch and Clare D. Marsch, unmarried, as tenants in common with the right of survivorship**, 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 No. 587 as shown on the plan of Section Two, Phase Eight, Lenox Village, of record in Instrument No. 20070413-0044640 in the Register's Office of Davidson County, Tennessee, to which plan reference is made for a more complete and accurate legal description.

BEING the same property conveyed to Alfred Dowell, unmarried, by Warranty Deed dated December 29, 2009 from Anthony G. Kougios, Alice M. Kougios and John T. Webb and filed of record in Instrument No. 20100105-0000605, Register's Office for Davidson County, Tennessee.

Abgail Dowell, wife of Alfred Dowell hereby joins in this conveyance for the sole purpose of conveying any and all right, title and interest she may have in and

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 4302 Barnes Cove Drive, Nashville, TN 37211

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 and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is 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 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 our hands this **27th** day of **June, 2014**

Alfred Dowell

Abigail Dowell by Alfred Dowell her Attorney In Fact

attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Alfred Dowell**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **27th** day of **June, 2014**

Notary Public

CHRIS CANTRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 5, 2015

My commission expires: _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Alfred Dowell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Abigail Dowell, as her Attorney In Fact, under Power of Attorney bearing Instrument No. **20140701-0057806**, Register's Office for Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Abigail Dowell, under said Power of Attorney.

Witness my hand and official seal at office in Franklin, Tennessee, this the 27th day of June, 2014.

Notary Public

CHRIS CANTRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 5, 2015

My Commission Expires:

_____

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expire: 12-27-15

Notary's Seal (if on paper)



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).