BILL GARRETT, Davidson County
Trans:T20140062216 DEEDWARR
Recvd: 08/22/14 09:13 2 pgs
Fees:13.00 Taxes:758.50
20140822-0076570

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $205,000.00

Affiant

Subscribed and sworn to before me, this 19th day of August, 2014.

Notary Public

My commission expires: 7-30-17

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-30-2017

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
RYAN DOWD **CARRIE M. MALONE**	Churchill Mortgage	**04111002600**
4004 SUSSEX DR	761 Old Hickory Blvd #400	
NASHVILLE, TN 37207	Brentwood, TN 37027	

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 ACKNOWLEDGE, WE,

DAVID A. BAIN and wife, EMILY BAIN, as tenants by the entirety

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

RYAN DOWD UNMARRIED MAN AND CARRIE M. MALONE UNMARRIED WOMAN

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 the 12' Civil District of Davidson County, Tennessee, being Lot No. 332 on the Plan of Bellshire Estates, Section "A" of record in Book 2331, pages 115 and 116, Register's Office for Davidson County, Tennessee.

SAID Lot No. 332 fronts 126 feet on the westerly side of Sussex Drive and extends back between line 327.5 feet on the northerly side and 360 feet on the southerly side, which is a broken line, to a line at the rear on which it measures 136 feet..

BEING THE SAME PROPERTY CONVEYED TO DAVID A. BAIN and wife, EMILY BAIN, as tenants by the entirety, BY QUITCLAIM DEED FROM THOMAS E. STEWART, TRUSTEE, DATED 07/23/2002 AND RECORDED ON 07/29/2002 IN INSTRUMENT NUMBER 20020729-0090604, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 4004 SUSSEX DR, NASHVILLE, TN 37207.

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, 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 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/our hand(s) this 29th day of August, 2014.

DAVID A. BAIN

EMILY BAIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, DAVID A. BAIN and EMILY BAIN, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of August, 2014.

Notary Public

My Commission Expires: 3-01-16

MARY ANNE HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY