BILL GARRETT, Davidson County
Trans:T20140086848 DEEDWARR
Recvd: 11/18/14 12:45 2 pgs
Fees:13.00 Taxes:356.68
20141118-0106275

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
14-0457HV

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,400.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th day of November, 2014.

Notary Public
Commission Expires: May 5, 2015

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Edna L. Martin 441 Janette Avenue Goodlettsville, TN 37072	First State Bank 480 Oil Well Rd., 2nd Floor Jackson, TN 38305	033.12-0-137.00

WARRANTY DEED

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/WE,

Reginald Dowlen, Sr., unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Edna L. Martin, a single 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:

Being Lot No. 71 on the Plan of Gateway, Section I, as of record in Book 3300, Pages 39 and 40, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Reginald Dowlen, Sr. and wife, Jean T. Dowlen by Warranty Deed from Clarence V. Helton and wife, Evelene Helton, dated January 6, 1992 and filed for record January 7, 1992 in Book 8523, Page 385, Register's Office for Davidson County, Tennessee. Jean T. Dowlen having since died October 1, 2011, leaving Reginald Dowlen, Sr. as surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 441 Janette Avenue, Goodlettsville, TN 37072.

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

Dated this the 18th day of November, 2014.

Reginald Dowlen, Sr.
Reginald Dowlen, Sr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Reginald Dowlen, Sr.** 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 and official seal at Goodlettsville, Tennessee this 18th day of November, 2014.

Angela A. Ramsey
Notary Public
My Commission Expires: 3/20/2018

(Notary Seal)

ANGELA A RAMSEY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES MARCH 20, 2018