Box 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF MARCH, 2015. Notary Public MY COMMISSION EXPIRES: NOVEMBER 5, 2018 (AFFIX SEAL)

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILLIAM P. JOHNSTON, IV	**SAME**	**113-00-0-097.00**
(NAME) **7820 OLD CHARLOTTE PIKE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, CHESTER J. DOWDY A/K/A CHESTER JOE DOWDY,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM P. JOHNSTON, IV,** HEREINAFTER CALLED THE GRANTEE, HIS 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, described according to a survey by James A. Hamilton, Jr., Engineer, dated April 15, 1965, and more particularly described as follows:

Beginning at an iron pin on the northerly side of the Stevens-McCall Road at the southwest corner of the property conveyed of the property conveyed by Dave W. Sams to Frances Sams Wright by deed of record in Book 3098, page 435, Register's Office for said County. Thence with said Frances Sams Wright's westerly line N. 11 deg. 00 min. E, 215', more or less, to her northwest corner, being an iron pipe; Thence with Wright's northerly line S. 67 deg. 27 min. E, 65.5' to the southwest corner of the McCall Cemetery; Thence with the westerly line of said Cemetery N. 11 deg. 00 min. E, 55', more or less, to a post; Thence S. 67 deg. 27 min. E, 84.5' to a point in the Sams farm boundary, the common line with the old Stevens land, said point being N. 11 deg. 00 min E, 327' from Sams' southeasterly corner as shown on a copy of a survey made by George W. Watkins, Surveyor, December 17, 1949, said southeasterly corner being the southeasterly corner of a 12' strip shown on said survey; Thence with said Sams-Stevens line N. 11 deg. 00 min. E, 939', more or less, to a point; Sams' northeasterly corner; Thence N. 38 deg. 00 min. W, 181.1', more or less, to a point in Sams' line; Thence S. 11 deg. 00 min. W, 958.9, more or less, to an iron pin at an elm tree in front of the frame house of Sams; Thence S. 25 deg. 09 min. 20 sec. W, 123.6', more or less, to an iron pin; Thence S. 11 deg. 00 min. W, 550' more or less, to an iron pin at the road; Thence, with said road, S. 67 deg. 27 min. E, 20.4', more or less, to the point of beginning, containing by calculation, 3.3 acres, more or less.

Being the same property conveyed to CHESTER J. DOWDY, by deed from MELVIN RAY DOWDY, of record in Instrument No. 20060905-0109435, dated August 31, 2006, said Register's Office. Being further conveyed to Chester J. Dowdy by quitclaim deed from Patricia L. Dowdy of record in Instrument No. 20070111-0004821, dated September 7, 2006, said Register's Office.

This conveyance is subject to a 20' easement reserved for access to the McCall cemetary plot in deed of record in Book 3888, page 281 and any and all easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee

See Limited Power of Attorney for Chester J. Dowdy being recorded simultaneously herewith of record as Instrument No. 20150327-0026697, Register's Office for Davidson County, Tennessee.

****THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR****

Unimproved ( )
This is improved(X) property, known as 7820 OLD CHARLOTTE PIKE, NASHVILLE, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans: T20150022625 DEEDWARR
Recvd: 03/27/15 14:12 2 pgs
Fees: 13.00 Taxes: 222.00
20150327-0026698

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 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 27 day of March, 2015.

Chester J Dowdy
By William P Johnston III

Attorney in Fact for Chester J. Dowdy

CHESTER J. DOWDY
By: William P. Johnston, III
Attorney in Fact for Chester J. Dowdy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27 day of March, 2015, before me personally appeared **William P. Johnston, III, Attorney in Fact for Chester J. Dowdy**, 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 **Chester J. Dowdy** and who acknowledged that he executed the same as the free act and deed of **Chester J. Dowdy.**

Witness my hand and official seal at Nashville, Tennessee this 27 day of March, 2015.

My commission expires: **November 5, 2018**

Lee A. Cohen
Notary Public

