File BOX 8

PREPARED BY (AND RETURN TO):

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BILL GARRETT, Davidson County
Trans: T20150026673 DEEDWARR
Recvd: 04/09/15 14:42 2 pgs
Fees: 13.00 Taxes: 1301.41
20150409-0031422

W & I Ref: (DM) Title No.: 57094
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
John E. McDowell 110 31st Ave. North #204 Nashville, TN 37203	SAME

TAX MAP PARCEL NUMBERS: 131060F03900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$351,731.27**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Katherine Elaine McDowell, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John E. McDowell** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Burton Hills Village of Abbeywood Tract 21, a portion of zoned lot 2, of record in Book 6900, page 223, Register's Office for Davidson County, Tennessee.

Said Lot No. 39 fronts 45.0 feet on the southerly side of Abbeywood Drive and fronts 102.02 feet on the westerly side of Abbeywood Court, said frontages being joined by a curve with a radius of 36.13 feet and runs back 125.672 feet on the westerly lot line and 68.01 feet on the southerly lot line to a point of intersection.

Being the same property conveyed to John E. McDowell and spouse, Katherine E. McDowell, by Warranty Deed from Dorothy J. Rohr, unmarried, dated February 1, 1998 an recorded on February 19, 1998, of record in Book 10800, page 168, Register's Office for Davidson County, Tennessee. The said John E. McDowell and Katherine E. McDowell have since divorced. By Quitclaim Deeds of record in Instrument No. 20021216-0154721 and Instrument No. 20030129-0011997, said Register's Office, subject property was conveyed to Katherine Elaine McDowell.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

Grantor specifically agrees to be responsible for payment of 2015 real property taxes which have been prorated between Grantor and Grantee as of this date.

The conveyance is subject to Taxes for 2015 and subsequent years; The Plan of record in Book 6900, page 223, said Register's Office, shows an owner's certificate, a 15 foot minimum building setback line from Abbeywood Drive and Abbeywood Court, together with a designated building site, and a 10 foot easement for public utility purposes along the northerly and easterly lines of said lot; Declaration of Covenants, Conditions and Restrictions of record in Book 6517, page 522, Book 6778, page 536, Book 7146, page 188, Book 7146, page 193, Book 7147, page 423, , said Register's Office; Easement for maintenance and use of a concrete driveway of record in Book 7770, page 873, said Register's Office.

This is improved property, known as 101 Abbeywood Drive, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 8th day of April, 2015.

Katherine Elaine McDowell

Katherine Elaine McDowell

State of Tennessee

County of Davidson

On this 8th day of April, 2015, before me the undersigned authority, personally appeared Katherine Elaine McDowell, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $351,731.27.

Affiant

Sworn and subscribed before me this 8th day of April, 2015.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires: