BILL GARRETT, Davidson County
Trans:T20150055495 DEEDWARR
Recvd: 07/09/15 10:32 3 pgs
Fees:18.00 Taxes:473.23
20150709-0066660

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $127,900.00.

Affiant

Subscribed and sworn to before me, this 19th day of June, 2015.

Notary Public
My commission expires:

MARY P. NEWBERN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires NOV 6, 2017

05-1506-66598

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Donald Dowdell	NEW OWNER	034-05-0-107.00
104 Alta Loma Road		
Madison TN 37115		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Raymond J. Wauford, Sr. and Stephen R. Wauford, Heirs of the the Estate of Lois J. Wauford, deceased**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Donald Dowdell and Leslie C. Dowdell, husband and wife**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

SEE ATTACHED EXHIBIT "A"

Being the same property conveyed to W. C. Wauford and wife, Lois J. Wauford by deed from George W. Jones, Jr. and wife, Margaret, dated July 23, 1955, recorded July 1955, of record in Book 2442, Page 353, Register's Office for Davidson County, Tennessee. The said W. C. Wauford having since died. The said Lois J. Wauford having since died testate, leaving subject property to her children, Raymond J. Wauford, Sr. and Stephen R. Wauford, as Heirs of the the Estate of Lois J. Wauford, deceased. Last Will and Testament of Lois J. Wauford of record in Instrument No. 20080707-0069597, said Register's Office. Affidavit of Heirship of record in Instrument No. 20100813-0063966, and Instrument No. 20110412-0028101, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 104 Alta Loma Road, Madison, TN 37115.

PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO THE LEGAL DESCRIPTION FOR THE SUBJECT PROPERTY

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 19th day of June, 2015.

Raymond J. Wauford, Sr.
Raymond J. Wauford, Sr., Heir of the
the Estate of Lois J. Wauford

Stephen R. Wauford, Heir of
Estate of Lois J. Wauford

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Raymond J. Wauford, Sr., Heir of the Estate of Lois J. Wauford and Stephen R. Wauford, Heir of the Estate of Lois J. Wauford**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 19th day of June, 2015.

Hutch Henderson
State of Tennessee at Large

My Commission expires: 04/17/16

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Exhibit A

Being Lot No. 3 and the West 5 feet of Lot No. 2 on the unrecorded Subdivision of Lot No. 12 and the West parts of Lots 10 and 11 of Alta Loma Subdivision, of record in Book 421, page 44, Register's Office for said County, and described according to a copy of a survey thereof made by Lewis D. Justice, Surveyor, January 28, 1952, as follows:

Beginning at a point in the centerline of Alta Loma Drive, 567.5 feet West from the centerline of Gallatin Road, said point being 5 feet East of the common corner of Lots 2 and 3; thence Northerly parallel to the line between said lots 382.1 feet, more or less, to a point; thence Westerly 105 feet to a point at the corner of Lots 2 and 4; thence with the line between said lots, Southerly 383.7 feet to the centerline of Alta Loma Drive; thence with the centerline of the same, easterly 105 feet to the beginning.

This is IMPROVED property known as 104 Alta Loma Road, Madison, Tennessee 37115.