WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,900.00.

Carla B. W. Dodd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF AUGUST, 2015.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

P-RA-15-3220

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Julie R. Warwick	**Farmington Mortgage, a Division of Capstar Bank**	
(NAME) **3220 Forest Breeze Drive**	(NAME) **2002 Richard Jones Road, Ste. 300A**	**150-10-0-244.00**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) **Nashville, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **VERNON E. DOWLIN AND ANN E. DOWLIN, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JULIE R. WARWICK, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Section I-B, Lake Towne Park of record in Plat Book 6900, Page 674, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Vernon E. Dowlin and Ann E. Dowlin by Warranty deed from Dustin Bilbrey and wife, Sarah Bilbrey of record in Instrument No. 20070711-0082595 Register's Office for Davidson County, Tennessee, dated July 05, 2007 and recorded on July 11, 2007.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 6900, Page 674;
- Restrictive Covenants of record in Book 7568, Page 219, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3220 Forest Breeze Drive , Antioch, Tennessee 37013**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20150066438 DEEDWARR
Recvd: 08/10/15 15:30 2 pgs
Fees:13.00 Taxes:513.93
20150810-0079933

Witness my/our hand(s) this the 7th DAY OF AUGUST, 2015.

Vernon E. Dowlin

Vernon E. Dowlin

Ann E. Dowlin

Ann E. Dowlin

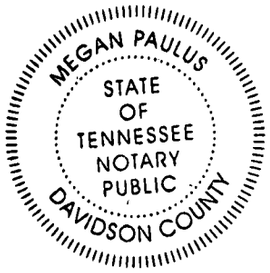
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VERNON E. DOWLIN AND ANN E. DOWLIN, the within named bargainor, 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, this the 7th of August, 2015.

Megan Paulus

Notary Public
My Commission Expires: 1-9-18
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212