This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20150071451 DEEDWARR
Recvd: 08/24/15 13:15 2 pgs
Fees:13.00 Taxes:1128.50
20150824-0085210

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $305,000.00.

Affiant

Subscribed and sworn before me this the 13th day of August, 2015.

Notary Public
My commission expires: 1-9-16

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Clay R. Hassler 1112 McChesney Ave Nashville, TN 37216	New Owner	072-03-0-103.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, RANDY DOWELL AND WIFE, SHANI JACKSON DOWELL, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CLAY R. HASSLER AND TIFFANY D. HASSLER, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of H. G. Hill Resub. of Lots 172 thru 175, 178, 179 Inglewood Place of record in Plat Book 9700, Page 272, 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 Randolph Dowell and wife, Shani Jackson Dowell by Warranty deed from Darin A. Pavone, unmarried, and Alan N. Stegmayer, married of record in Instrument No. 20090820-0078515 Register's Office for Davidson County, Tennessee, dated August 19, 2009 and recorded on August 20, 2009.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1112 McChesney Ave, Nashville, TN 37216.

RD

AJD

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 13th day of August, 2015.

Randy Dowell

Shani Jackson Dowell

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Randy Dowell and Shani Jackson Dowell, 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 and official seal this 13th day of August, 2015.

My commission expires: 9/10/18

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY