# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150071700 DEEDWARR
Recvd: 08/25/15 08:04 2 pgs
Fees:13.00 Taxes:2220.00
20150825-0085478

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$600,000.00**

Affiant

Subscribed and sworn to before me, this the 20th day of August, 2015.

Notary Public

My commission expires: 10/18/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Anne O'Duffy** | FRANKLIN AMERICAN MORTGAGE CO.<br>501 CORPORATE CENTRE DRIVE<br>SUITE 400<br>FRANKLIN, TN 37067 | **Map 104-05-0 Parcel 405-00** |
| **3507 Richland Avenue** | | |
| **Nashville, TN 37205** | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Brenda Jowers**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Anne O'Duffy,** AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**BEING the easterly 45 feet of Lot No. 66 and the westerly 5 feet of Lot No. 68, being part of Block No. 3 on the Plan of Richland Realty Company's First Subdivision, Division "A". A Plan of said subdivision is of record in Book 161, Page 151, Register's Office for said County, showing said property divided into blocks but not showing the subdivision of the blocks into small lots.**

**BEING the same property conveyed to Walter Jowers and wife, Brenda Jowers, by Deed dated July 2, 1985 from Samuel C. Loventhal and wife, Clare H. Loventhal, of record in Book 6599, Page 856, Register's Office for Davidson County, Tennessee. The said Walter Jowers died, said interest is now vested in Brenda Jowers as surviving tenant by the entirety.**

**THE conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 161, Page 151, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Taxes for the current year which have been prorated and assumed by the grantees herein.**

This is improved (__X__) Unimproved (____) property, known as **3507 Richland Avenue, Nashville, TN 37205**

** According to a printed copy of an unregistered plan, subdividing said Blocks into small lots and according to a deed to the Public, of record in book 465, page 570, said Register's Office, said easterly part of Lot No. 66 and westerly part of Lot No. 68 together front 50 feet on the southerly side of Richland Avenue and run back between parallel lines, 191 feet, more or less, to a 12 foot alley.

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 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 my/our hand(s) this 20 day of **August, 2015.**

Brenda Jowers

**Brenda Jowers**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public of said County and State, **Brenda Jowers,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20 day of **August, 2015.**

**Notary Public**

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**My Commission Expires:** 2/13/17