BILL GARRETT, Davidson County
Trans:T20150087001 DEEDWARR
Recvd: 10/13/15 10:15 2 pgs
Fees:13.00 Taxes:453.00
20151013-0103951

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,431.81

Donna D. Stewart
Affiant

Subscribed and sworn to before me, this 9TH DAY OF OCTOBER, 2015.

Mary Birthright
Notary Public

MY COMMISSION EXPIRES: 08-20-19

(AFFIX SEAL)

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donna D. Stewart, unmarried woman	FirstBank	01514005400
	(NAME)	
7264 Gerald Drive	318 Seaboard Lane, Ste. 205	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Ruth Ann Dowlen, married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Donna D. Stewart, unmarried woman, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEING LOT NO. 10 ON THE PLAN OF WILLIAM HILLS SUBDIVISION, SECTION 2, OF RECORD IN BOOK 4460, PAGE 62, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 10 FRONTS 140 FEET ON THE SOUTHERLY SIDE OF GERALD DRIVE AND EXTENDS BACK 355.39 FEET ON THE EASTERLY LINE AND 305.18 FEET ON THE WESTERLY LINE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 148.74 FEET.

BEING THE SAME PROPERTY CONVEYED TO RUTH ANN NUNLEY BY QUITCLAIM DEED FROM KEVIN T. NUNLEY AND WIFE, RUTH ANN NUNLEY OF RECORD INSTRUMENT NO. 20040723-0088273 IN REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.
RUTH ANN NUNLEY HAVING SINCE MARRIED AND NOW KNOWN AS RUTH ANN DOWLEN.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 7624 Gerald Drive, Joelton, TN 37080
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with 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 9th day of October, 2015.

WARRANTY DEED
(Continued)

Ruth Ann Dowlen
Ruth Ann Dowlen

STATE OF Tennessee

COUNTY OF Davidson

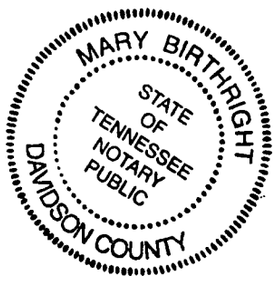
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ruth Ann Dowlen, married, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th day of October, 2015.

Mary Birthright
Notary Public

My Commission Expires: 08-20-19

(SEAL)



RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072