WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150103534 DEEDWARR
Recvd: 12/08/15 10:10 7 pgs
Fees:38.00 Taxes:303.40
20151208-0123394

B-VRES-15-1815

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF DECEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/6/18
(AFFIX SEAL)

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)
Joseph L. Perry and Jannie Carter Williams	**Jannie Williams**	
(NAME) **1815 Heiman Street**	(NAME) **305 Avery Court**	**08115043900**
(ADDRESS) **Nashville, TN 37208**	(ADDRESS) **Brentwood, TN 37027**	
(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, **MURRY DOWELL BARNES AND SHIRLEY DOWELL STUART AND MARGARET DOWELL CURTIS AND FRED LEE DOWELL AND MICHAEL T. DOWELL AND DEBORAH FLEMMING AND PLEAS DOWELL, JR. AND TYRONE DOWELL AND JUDITH DOWELL AND VANORIAN TAYLOR AND DEBORAH ADEYEMI AND REGINA SMITH AND KATHERINE BOLDING,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JOSEPH L. PERRY AND JANNIE CARTER WILLIAMS,** 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. 50 on the Plan of George Shields Addition to North Nashville, of record in Plat Book 57, Page 62, 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 W. A. Dowell and wife, Murry Dowell by Warranty Deed from Luzinka Glenn and husband, H. A. Glenn, of record in Book 1973, Page 443, Register's Office for Davidson County, Tennessee, dated May 1, 1951 and recorded on May 14, 1951.

The said W. A. Dowell having pre-deceased (DOD 11/12/70) Murry Dowell (DOD 8/3/83), leaving Murry Dowell as surviving tenant by the entirety. The said Murry Dowell being one and the same as Murry Alexander Dowell and under the Last Will and Testament of Murry Alexander Dowell filed of record in Book 10045, Page 642, in the Register's Office for Davidson County, Tennessee, the said property was devised to Murry L. Barnes, as to a life estate, and upon her death devised in equal parts as an Estate in Common to Calvin Alexander Dowell, Bessie M. Frierson, Fred L. Dowell, Margaret E. Curtis, Minnie L. Sowell, Shirley A. Stuart, Harry W. Dowell, Pleas N. Dowell, Murry L. Barnes and Charles L. Dowell.

Calvin Alexander Dowell having since died (DOD 10/13/97) intestate leaving Michael Dowell as his heir at law as evidenced by Affidavit of Heirship recorded simultaneously herewith in Instrument No. 20151208-0123381, Register's Office for Davidson County, Tennessee.

Bessie M. Frierson having since died (DOD 7/6/89) intestate leaving Mildred Elaine Taylor as her heir at law. Mildred Elaine Taylor having since died (2/9/05) leaving Vanorian Taylor, Deborah Adeyemi, Regina Smith, Katherine Bolding and Sherrie Taylor Jackson as her heirs at law as evidenced by Affidavit of Heirship recorded simultaneously herewith in Instrument No. 20151208-0123382, Register's Office for Davidson County, Tennessee. Sherrie Taylor Jackson having since died (DOD 7/4/08) intestate. At the time of her death she was unmarried and without children.

Minnie L. Sowell having since died (DOD 6/7/07) intestate leaving Fred L. Dowell, Margaret E. Curtis, Shirley Stuart, Murry L. Barnes, Michael Dowell, Vanorian Taylor, Deborah Adeyemi, Regina Smith, Katherine Bolding, Deborah Fleming, Pleas Nathaniel Dowell, Jr.,Tyrone Dowell and Charles Dowell, Jr. as her heirs at law as evidenced by Affidavit of Heirship recorded simultaneously herewith in Instrument No. 20151208-0123384, Register's Office for Davidson County, Tennessee.

Harry W. Dowell having since died (DOD 6/20/12) intestate leaving Deborah Fleming as his heir at law as evidenced in the Estate of Harry W. Dowell, Docket #13P-553; Probate Court for Rutherford County,

Tennessee and Affidavit of Heirship recorded simultaneously herewith in Instrument No. 20151208-0123385, Register's Office for Davidson County, Tennessee.

Pleas N. Dowell, Sr. having since died (DOD 12/7/14) intestate leaving Pleas Nathaniel Dowell, Jr. and Tyrone Dowell as his heirs at law as evidenced by Affidavit of Heirship recorded simultaneously herewith in Instrument No. 20151208-0123386, Register's Office for Davidson County, Tennessee.

Charles E. Dowell, Sr. having since died (DOD 9/13/96) intestate leaving Charles Dowell, Jr. as his heir at law as evidenced by Affidavit of Heirship recorded simultaneously herewith in Instrument No. 20151208-0123387, Register's Office for Davidson County, Tennessee. Charles Dowell, Jr. having since died (DOD 6/6/03) intestate leaving Judith Dowell as his heir at law as evidenced by Affidavit of Heirship recorded simultaneously herewith in Instrument No. 20151208-0123388, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Subject to all matters shown on the Plan of record in Plat Book 57, Page 62, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein.

This is **improved** property known as: **1815 Heiman Street , Nashville, Tennessee 37208**.

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.

Witness my/our hand(s) this the 4th DAY OF DECEMBER, 2015.

Murry Dowell Barnes by Derrick W. Dowell, attorney-in-fact

Murry Dowell Barnes by Derrick W. Dowell, attorney-in-fact

Shirley Dowell Stuart

Shirley Dowell Stuart

Margaret Dowell Curtis by Ewaynia Curtis Meachem, attorney-in-fact

Fred L. Dowell

Fred Lee Dowell

Michael T. Dowell

Michael T. Dowell

Deborah Flemming

Deborah Flemming

Pleas Dowell Jr.

Pleas Dowell, Jr.

Tyrone Dowell

Tyrone Dowell

Judith Dowell by Deborah Fleming attorney-in-fact

Judith Dowell by Deborah Dowell Fleming, attorney-in-fact

Vanorian Taylor by John Gleaves, attorney-in-fact

Vanorian Taylor by John Gleaves, attorney-in-fact

Deborah Adeyemi by John Gleaves, attorney-in-fact

Deborah Adeyemi by John Gleaves, attorney-in-fact

Regina Smith by John Gleaves, attorney-in-fact

Regina Smith by John Gleaves, attorney-in-fact

Katherine Bolding by John Gleaves, attorney-in-fact

Katherine Bolding by John Gleaves, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DERRICK W. DOWELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MURRY L. BARNES a/k/a MURRY DOWELL BARNES, and who acknowledged he/she/they executed the same as the free act and deed of the said MURRY L. BARNES a/k/a MURRY DOWELL BARNES.

Witness my hand and official seal, this the 4th of December, 2015.

Notary Public
My Commission Expires: _____

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHIRLEY DOWELL STUART, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of December, 2015.

C. Loy Carney

Notary Public
My Commission Expires: _____

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EWAYNIA CURTIS MEACHEM, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MARGARET DOWELL CURTIS, and who acknowledged he/she/they executed the same as the free act and deed of the said MARGARET DOWELL CURTIS.

Witness my hand and official seal, this the _____ of December, 2015.

_____
Notary Public
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FRED LEE DOWELL, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of December, 2015.

_____
Notary Public
My Commission Expires: 8/20/19

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL T. DOWELL, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of December, 2015.

_____
Notary Public
My Commission Expires: 8/20/19

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEBORAH FLEMMING, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of December, 2015.

_____
Notary Public
My Commission Expires: 8/20/19

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PLEAS DOWELL, JR., 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of December, 2015.

Notary Public
My Commission Expires: 3-6-18

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TYRONE DOWELL, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of December, 2015.

Notary Public
My Commission Expires: 3-6-18

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEBORAH DOWELL FLEMING, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JUDITH DOWELL, and who acknowledged he/she/they executed the same as the free act and deed of the said JUDITH DOWELL.

Witness my hand and official seal, this the 4th of December, 2015.

Notary Public
My Commission Expires: 8/20/19

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of VANORIAN TAYLOR, DEBORAH ADEYEMI, REGINA SMITH, AND KATHERINE BOLDING, and who acknowledged he/she/they executed the same as the free act and deed of the said VANORIAN TAYLOR, DEBORAH ADEYEMI, REGINA SMITH, AND KATHERINE BOLDING.

Witness my hand and official seal, this the 4th of December, 2015.

Notary Public
My Commission Expires: 3/6/18

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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

Murry Dowell Barnes by Derrick W. Dowell, attorney-in-fact

Shirley Dowell Stuart

Margaret Dowell Curtis by Ewaynia Curtis Meachem, attorney-in-fact

Margaret Dowell Curtis by Ewaynia Curtis Meachem, attorney-in-fact

Fred Lee Dowell

Michael T. Dowell

Deborah Flemming

Pleas Dowell, Jr.

Tyrone Dowell

Judith Dowell by Deborah Dowell Fleming, attorney-in-fact

Vanorian Taylor by John Gleaves, attorney-in-fact

Deborah Adeyemi by John Gleaves, attorney-in-fact

Regina Smith by John Gleaves, attorney-in-fact

Katherine Bolding by John Gleaves, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DERRICK W. DOWELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MURRY L. BARNES a/k/a MURRY DOWELL BARNES, and who acknowledged he/she/they executed the same as the free act and deed of the said MURRY L. BARNES a/k/a MURRY DOWELL BARNES.

Witness my hand and official seal, this the 4th of December, 2015.

Notary Public
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHIRLEY DOWELL STUART, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of December, 2015.

STATE OF Tennessee
COUNTY OF Lincoln

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **EWAYNIA CURTIS MEACHEM**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **MARGARET DOWELL CURTIS**, and who acknowledged he/she/they executed the same as the free act and deed of the said **MARGARET DOWELL CURTIS.**

Witness my hand and official seal, this the 2ND of December, 2015.

Notary Public
My Commission Expires: 1/23/18
(SEAL)

LINDA LOWE
STATE OF TENNESSEE NOTARY PUBLIC
LINCOLN COUNTY