BILL GARRETT, Davidson County
Trans:T20160017776 DEEDWARR
Recvd: 03/03/16 15:36 5 pgs
Fees:28.00 Taxes:425.50
20160303-0020709

This instrument was prepared by:
N. Courtney Hollins
Dickinson Wright PLLC
424 Church Street, Suite 1401
Nashville, Tennessee 37219

GENERAL WARRANTY DEED

FROM: Mary R. Wilson, Grantor

TO: Robert Herman Towe, Grantee

Address New Owner (s) as follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:	Map-Parcel Number
Robert Herman Towe 2205 Center Point Road Hendersonville, Tennessee 37075	SAME AS NEW OWNER	044-15-0-050.00

(STATE OF TENNESSEE)

(COUNTY OF DAVIDSON)

The actual consideration for this transfer is One Hundred Fifteen AND NO/100 DOLLARS ($115,000.00). R T.

Robert H. Towe
Affiant

SUBSCRIBED AND SWORN TO before me, this the 3rd day of March, 2016.

Notary Public
My Commission Expires: 5/3/2016

KRISTIE PUTMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00), the receipt and sufficiency of which are hereby acknowledged, MARY R. WILSON, an unmarried woman ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto ROBERT HERMAN TOWE, an unmarried man ("Grantee"), his heirs and assigns,

a certain tract or parcel of land in Old Hickory, Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all buildings, structures and other improvements and all fixtures attached thereto (the "Property").

The Property is improved property known as 702 Cleves Street, Old Hickory, Tennessee 37138.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantor does further covenant and bind Grantor, her heirs and assigns, to warrant and forever defend the title to the Property to Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed as of the 3rd day of March, 2016.

GRANTOR:

Mary R Wilson

MARY R. WILSON, by John Crafton Wilson,
as Attorney-In-Fact

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the state and county aforementioned, personally appeared JOHN CRAFTON WILSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument on behalf of MARY R. WILSON as her attorney-in-fact, and who acknowledged that he executed the same as the free act and deed of MARY R. WILSON as evidenced by that certain Power of Attorney dated August 20, 2007.

Witness my hand and seal, at Office in Nashville, Tennessee, this 3rd day of March, 2016.



Notary Public
My Commission Expires: 5/3/2016

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot(s) 78, as shown on the map entitled the Plan of the Village of Old Hickory, Section A, of record in Plat Book 1424, page 68, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MARY R. WILSON, UNMARRIED, by deed from JANE ALEXANDER MURPHY, UNMARRIED, of record in Book 8966, page 732, dated May 28, 1993, said Register's Office.

EXHIBIT B

ENCUMBRANCES

1. Real Property taxes for the year 2016 and subsequent years, a lien not yet due and payable.

2. Matters shown on the Plan of record in Plat Book 1424, page 68, said Register's Office.

3. Permanent Easement 5 foot for Utilities and Ingress and Egress of record in Book 1676, page 562, said Register's Office.