THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNER:
Tim Underwood
284 Meigs Drive F41
Murfreesboro, TN 37128
SEND TAX BILLS TO:
New Owner

BILL GARRETT, Davidson County
Trans:T20160049564 DEEDWARR
Recvd: 06/13/16 09:08 2 pgs
Fees:13.00 Taxes:462.50
20160613-0059267

WARRANTY DEED

(Map 109-05-0D, Parcel 125.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **JOHN DOWD and SONDRA DOWD, TRUSTEES OF THE JOHN DOWD AND SONDRA DOWD REVOCABLE TRUST, U/A/D DECEMBER 18, 2008,** hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **TIM UNDERWOOD** hereinafter referred to as "Grantee", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being all of Unit No. 1842 in the Cottages at Williams Bend, a Private Element Horizontal Property Regime, located on Lincoya Bay Drive, Nashville, Davidson County, and described in a Declaration of Covenants, Conditions and Restrictions and By-Laws for the Cottages at Wlliams Bend, a Horizontal Property Regime with Private Elements, according to plat and survey of same appearing of record in Instrument No. 20040628-0076712 and Supplementary Declarations of record in Instrument No. 20041028-0129585, and in Instrument No. 20050923-0114373, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.
>
> BEING the same property conveyed to John Dowd and Sondra Dowd, Trustees of the John Dowd and Sondra Dowd Revocable Trust dated December 18, 2008, by Quitclaim Deed from John F. Dowd and wife, Sondra N. Dowd, dated March 13, 2009, of record in Instrument No. 20090318-0024239, in the Register's Office of Davidson County, Tennessee.
>
> Also being the same property by conveyed to John F. Dowd and Sondra N. Dowd by Warranty Deed from 70 South Associates, LLC, dated January 27, 2006 of record in Instrument No. 20060130-0011351, in the Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record Instrument No. 20040628-0076712 and Supplementary Declarations of record in Instrument No. 20041028-0129585, and in Instrument No. 20050923-0114373; to Access easement of record in Book 6185, page 216 and Book 7121, page 169, and Book 7498, page 726 and Instrument No. 20000331-0032369 and Instrument No. 20021204-0149457, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 1842 Lincoya Bay Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns, forever.

Grantors covenant with the said Grantee that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2016 real property taxes which will be prorated at closing and paid by the Grantee.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS and signatures on this the 9th day of June, 2016.

THE JOHN DOWD AND SONDRA DOWD RECOVABLE TRUST U/A/D DECEMBER 18TH, 2008

John Dowd, trustee
JOHN DOWD, TRUSTEE

Sondra Dowd, trustee
SONDRA DOWD, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Dowd and Sondra Dowd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument individually and as Trustees of the John Dowd and Sondra Dowd Revocable Trust, and who further acknowledged that they executed the same as their free act and deed and by the authority granted them as Trustees of the John Dowd and Sondra Dowd Revocable Trust.

Witness my hand and official seal, this the 9th day of June, 2016.

J. Kasey Talbott
Notary Public

My Commission Expires: 5-20-17

(SEAL)

J KASEY TALBOTT NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $125,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Sondra Dowd
Affiant

Subscribed and sworn to before me this 9th day of June, 2016.

J. Kasey Talbott
Notary Public

My commission expires: 5-20-17
File No. 20160246

J KASEY TALBOTT NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY