BILL GARRETT, Davidson County
Trans:T20160057079 DEEDWARR
Recvd: 07/05/16 14:44 2 pgs
Fees:13.00 Taxes:1942.50
20160705-0068638

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: (DM) Title No.: 58458
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Harris E. Dowlen 349 Willow Bough Lane Old Hickory, TN 37138	New Owner

TAX MAP PARCEL NUMBERS: 05415002100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$525,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Angela T. Presley, Trustee of the Angela T. Presley Revocable Trust dated June 15, 2011**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Harris E. Dowlen** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 313 on the Plan of Brandywine Farms Section 19 of record in Book 5050, page 12, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Angela T. Presley, married by Warranty Deed from Richard L. Geyer and wife, Susan L. Geyer, dated July 31, 1990 and recorded on August 1, 1990 of record in Book 8164, page 771, Register's Office for Davidson County, Tennessee. By Warranty Deed dated June 15, 2011 recorded on June 17, 2011 of record in Instrument No. 20110617-0046493, said Register's Office subject property was conveyed to Angela T. Presley, Trustee of the Angela T. Presley Revocable Trust dated June 15, 2011.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2016, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5050, page 12, said Register's Office, which Plan shows an 80, foot minimum building setback line from Willow Bough Lane, and a 10 foot easement for public utility and drainage purposes along the rear line(s) of said lot. a 60 foot designated building area. And areas No. 1 and 2 for sewage soil absorption system along the rear portion of said lot. And a 2.5 x 30 foot utility anchor easement located on the northwesterly front corner of said lot. Restrictions of record in Book 5088, page 362, said Register's Office.

This is improved property, known as 349 Willow Bough Lane, Old Hickory, TN 37138

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of June, 2016.

Angela T. Presley, Trustee

Angela T. Presley, Trustee of the Angela T. Presley Revocable Trust dated June 15, 2011

State of Tennessee

County of Davidson

On this 30th day of June, 2016, before me the undersigned authority, personally appeared Angela T. Presley, Trustee of the Angela T. Presley Revocable Trust dated June 15, 2011, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $525,000.00.

Affiant

Sworn and subscribed before me this 30th day of June, 2016.

Notary

My Commission Expires: 4.24.19

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY