BILL GARRETT, Davidson County
Trans:T20160075689 DEEDWARR
Recvd: 08/30/16 12:10 2 pgs
Fees:13.00 Taxes:740.00
20160830-0090727

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
16-1274HUD

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 25th day of August, 2016

Notary Public
Commission Expires: _____

Emily Kornbau Notary Public State of Tennessee Sumner County My Commission Expires June 19, 2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
Downard & Associates 822 Wren Road Goodlettsville, TN 37072	Regions Financial Corporation 250 Rivherchase Pkwy E Hoover, AL 35244	034-01-0-031.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

T.M. Demoss, III

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Downard & Associates

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 35 on the Plan of Echo Meadows Subdivision, as of record in Book 2331, Page 64, Register's Office for said County.

Said Lot No. 35 fronts 153.3 feet on the easterly side of Wren Road and extends back 283.5 feet on the northerly line and 240 feet on the southerly line to a dead line, measuring 149.2 feet thereon.

BEING the same property conveyed to T.M. DeMoss, III, by Warranty Deed from Demkra Partners, a Tennessee General Partnership, dated 12/28/95 and recorded 12/29/95 in Book 9902, Page 282, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 822 Wren Road, Goodlettsville, TN 37072.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 25th day of August, 2016.

T.M. Demoss, III

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **T.M. Demoss, III** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 25th day of August, 2016.

Notary Public
My Commission Expires: 1-13-20

(Notary Seal)

WILLIAMSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
CHRIS MULE