NEW OWNER:

Sandra S. McDowell
704 Jaywood Drive
Old Hickory, TN 37138

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 16-0812

Map 063, Group 16-0-B, Parcel 048.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20160083187 DEEDWARR
Recvd: 09/22/16 10:23 3 pgs
Fees:18.00 Taxes:728.90
20160922-0099853

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Ninety-Seven Thousand and 00/100 Dollars** (**$197,000.00**) cash in hand paid, the receipt of which is hereby acknowledged, **NORMAN L. ELDRIDGE AND wife, JEAN T. ELDRIDGE**("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **SANDRA S. MCDOWELL, unmarried,** ("Grantee"), her successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Being Lot No. 82 on the plan of Hampton Park (formerly Chitwood Downs- a Planned Unit Development), of record in Plat Book 6900, Page 550-552 and corrected in Plat Book 7462, Page 445, Plat Book 8110, Page 401 and Book 8181, Page 112, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Jean T. Eldridge, a married person, by Warranty Deed from Henry Jernigan and wife, Elizabeth Jernigan, dated January 22, 2008, and of record in Instrument No. 20080219-0015839, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 704 Jaywood Drive, Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantee that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 20th day of **September, 2016**.

Norman L. Eldridge
NORMAN L. ELDRIDGE

Jean T. Eldridge
JEAN T. ELDRIDGE

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, NORMAN L. ELDRIDGE AND JEAN T. ELDRIDGE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 20th day of **September, 2016**.

B Myers
NOTARY PUBLIC

My commission expires: 9-8-2020

BRITTANY T. DUGGER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **197,000.00** .

AFFIANT

Sworn to and subscribed to before me this 20th day of **September, 2016.**

NOTARY PUBLIC

My commission expires: 9-8-2020

BRITTANY T. DUGAS
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY