THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203

File No.: M165532

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $360,000.00

Brian Mitchell

Affiant

Subscribed and sworn to before me, this the 31 day of October, 2016.

Notary Public

My Commission Expires:

DANA TILLWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

BILL GARRETT, Davidson County
Trans: T20160097214 DEEDWARR
Recvd: 11/03/16 08:42 2 pgs
Fees: 13.00 Taxes: 1332.00
20161103-0116194

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Steven H. Law Dolores S. Law 901 Willow Oak Court Nashville, TN 37221	new owner	156-01-0C-052

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Susan LeAnne Rowland an unmarried woman**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Steven H. Law and Dolores S. Law**, husband and wife, 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. 52 on the Plan of East Colony at Riverbend of record in Book 7900, Page 4, as amended in Book 7900, Page 733, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed by Quitclaim Deed from Richard Lee O'Donnell to Susan LeAnne O'Donnell (a/k/a Susan LeAnne Rowland) as recorded on the 30th day of July, 2015 in Instrument No. 20150730-0075293 and Warranty Deed from Daniel C. Cullinane by and through Mary E. McLaughlin, Attorney in Fact, and wife, Mary E. McLaughlin to Susan LeAnne Rowland, unmarried as recorded on the 2nd day of July, 1999 in Book 11555, Page 261, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: 901 Willow Oak Court, Nashville, TN 37221

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said 2016 taxes have been prorated between the parties as of the date of this instrument, with the GRANTEE paying their prorated share thereof to the GRANTOR who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 do 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31 day of October, 2016.

Susan LeAnne Rowland

Susan LeAnne Rowland

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Susan LeAnne Rowland**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 31 day of October, 2016.

Notary Public
My Commission expires:
4-28-19

DEBORAH L. BISSELL
NOTARY PUBLIC
STATE OF TENNESSEE
PERRY COUNTY
My Commission Expires APRIL 28, 2019