 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF RUTHERFORD** The actual consideration or value, whichever is greater, for this transfer is $195,000.00. Affiant Subscribed and sworn to before me, this 17th day of November, 2016. Notary Public My commission expires: 06/17/2018

THIS INSTRUMENT PREPARED BY
Keith H. Solomon, Esquire
Solomon | Parks Title & Escrow, LLC
1535 W. Northfield Blvd, Ste 2
Murfreesboro, TN 37129

BILL GARRETT, Davidson County
Trans:T20160102040 DEEDWARR
Recvd: 11/18/16 08:37 2 pgs
Fees:13.00 Taxes:721.50
20161118-0121644

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Allen L. Dowdy	Lending Hand Mortgage	**Map\Parcel: 075-09-0-216.00**
213 Bonnaoaks Drive	116 East Cedar Street	
Hermitage, TN 37076-1107	Goodlettsville, TN 37072	

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 ACKNOWLEDGE, WE,

Larry D. Byrd and Julie Byrd, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Allen L. Dowdy, an unmarried man

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. 1102 on the Plan of Section Nine, Hermitage Hills of record in Plat Book 3600, Page 97, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Larry D. Byrd and Julie Byrd, husband and wife by Warranty deed from James L. Conn, and wife, Kristin K. Conn of record in Instrument No. 20111027-0083581 Register's Office for Davidson County, Tennessee, dated October 21, 2011 and recorded on October 27, 2011.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
Subject to all matters shown on the Plan of record in Plat Book 3600, Page 97, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 3864, Page 441, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved (X) unimproved ( ) property known as 213 Bonnaoaks Drive Hermitage, TN 37076-1107.

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 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 used, the

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

Witness my/our hand(s) this 16th day of November, 2016.

Larry D. Byrd

Julie Byrd

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, a Notary Public of said County and State, Larry D. Byrd and Julie Byrd the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of November, 2016.

Notary Public

My Commission Expires: 06/17/2018

Amy J. Farrar
State of Tennessee Notary Public
Rutherford County

File #: 2163281
RECORD & RETURN TO:
Solomon | Parks Title & Escrow, LLC
1535 W. NORTHFIELD BLVD, STE 2
Murfreesboro, TN 37129