BILL GARRETT, Davidson County
Trans:T20160103463 DEEDWARR
Recvd: 11/22/16 15:12 2 pgs
Fees:13.00 Taxes:425.50
20161122-0123441

Warranty Deed

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 3, 2017	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $115,000.00. Affiant Subscribed and sworn to before ~~me, this the~~ 22nd day of November, 2016. ~~Notary Public~~ My commission expires: 7.3.17

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Mark Evans		
73 White Bridge Road, Suite 103-174	New Owner	061-11-0-140.00
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MICHAEL W. DOWELL, MARRIED*** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARK EVANS (as to 50% ownership) AND DEEP RIVER DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY (as to 50% ownership),** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Southerly 180 feet of the Easterly 30 feet of Lot No. 32 and the Southerly 180 feet of the Westerly 35 feet of Lot No. 33 on the Map of George Burrus Subdivision of Lot No. 81 Maplewood Home Tract, of record in Plat Book 421, Page 178, in the Register's Office for Davidson County, Tennessee.

Said parts of said lots front together 65 feet on the Northerly side of Virginia Avenue and run back between parallel lines 180 feet to a dead line, measuring 65 feet thereon.

Being the same property conveyed to Michael W. Dowell by Executor's Quitclaim Deed from Michael W. Dowell, Executor of the Estate of Estella Dowell, of record in Instrument No. 20130211-0014056, Register's Office for Davidson County, Tennessee, dated February 08, 2013 and recorded on February 11, 2013.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1003 Virginia Avenue, Nashville, TN 37216-2411.

**Seller is married but property is an investment and has never been a residence of the seller or his spouse.*

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 22nd day of November, 2016.

Michael W. Dowell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Michael W. Dowell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 22nd day of November, 2016.

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017