16-0502

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20160103638 DEEDWARR
Recvd: 11/23/16 09:57 2 pgs
Fees:13.00 Taxes:1579.90
20161123-0123644

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $427,000.00

Affiant

Subscribed and sworn to before me, this 16th day of November, 2016.

Notary Public

My commission expires: 9-16-20

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Michael Maples **McKenna Maples**	Origin Bank	**04100004000**
4010 Brick Church Pike	1800 Hudson Lane Ste. 2A	
Nashville, TN 37207	Monroe, LA 71201	

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,

Carolyn Dowlen

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

McKenna Danielle Medley Maples and Michael Maples, a married couple

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:

Property being located in the 12th Civil District of Davidson County, Tennessee, and being more particularly described according to a survey by Rodney F. Martin, Surveyor, Tennessee Number 1426, dated July 5, 1993 as
follows:

Beginning at an iron rod in the west margin of Brick Church Pike (30 feet from the center), being the southeast corner of this tract and being the northeast corner of the Owen E. Hodges property of record in Deed Book 2038, Page 124, Register's Office of Davidson County, Tennessee; thence with Hodges north line North 89 degrees 40 minutes 31 seconds West for a distance of 1500.32 feet to an iron pin at a post, the southeast corner of the Jerry Alley Drake property of record in Deed Book 5079, Page 136, Register's Office of Davidson County, Tennessee; thence leaving said Hodges' property and with the east line of said Drake property North 06 degrees 16 minutes 26 seconds East for a distance of 571.49 feet to an iron pin in the south line of Section Two of the Skyline Subdivision of record in Plat Book 3700, Page 46, Register's Office of Davidson County, Tennessee; thence leaving Drake's property and with the south line of Section Two of the Skyline Subdivision and along a portion of the south line of Section One of the Skyline Subdivision of record in Plat Book 2854, Page 117, North 88 degrees 19 minutes 36 seconds East for a distance of 1100.16 feet to an iron pin at a post; thence leaving said Skyline Subdivision and severing the property of D. E. Rawls heirs and with the west property lines of Louie E. Johnston, Sr. of record in Deed Book 3370, Page 305, Register's Office of Davidson County, Tennessee, and Robert A. Lehmann of record in Deed Book 8758, Page 20, Register's Office of Davidson County, Tennessee, South 01 degrees 59 minutes 58 seconds East for a distance of 229.14 feet to an iron pin at a post; thence continuing with said Lehmann property North 88 degrees 3 5 minutes 1 7 seconds East for a distance of 273.34 feet to an iron pin in the west margin of said Brick Church pike; thence with said margin of the pike along a curve to the left having a radius of 1501.65 feet and an arc length of 391.71 feet, being

subtended by a chord of South 08 degrees 22 minutes 39 seconds East for a distance of 390.60 feet to the point of beginning, containing 17.90 acres more or less.

Being the same property conveyed to James I. Dowlen and wife, Carolyn Dowlen from David Eddie Rawls, Jr, Executor of the Estate of D.E. Rawls (being one and the same as David Eddie Rawls, Sr.) by Warranty Deed dated July 20, 1993, of record in Book 9053, page 64, Register's Office for Davidson County, Tennessee. James I. Dowlen conveyed his interest in subject property to Carolyn Dowlen by Quitclaim Deed dated June 9, 2000, of record in Instrument No. 20000612-0058219, Register's Office for Davidson County, Tennessee. James I Dowlen joins in this conveyance to transfer any and all interest he may have in the property whether marital or otherwise.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (____) property known as 4010 Brick Church Pike, Nashville, TN 37207.

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 in 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.

Carolyn Dowlen

Carolyn Dowlen

James I. Dowlen

James I Dowlen

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Carolyn Dowlen and James I Dowlen, the within named Grantor(s), 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, at office, this 16th day of November, 2016.

Notary Public

My Commission Expires: 12/28/19

LELAND L. COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY