BILL GARRETT, Davidson County
Trans:T20160112101 DEEDWARR
Recvd: 12/20/16 15:31 2 pgs
Fees:13.00 Taxes:814.00

20161220-0133815

**Prepared by:**
**Realty Title & Escrow Company, Inc.**
**1904 Highway 46 South**
**Dickson, TN 37055**




**17-1611-172442**

**STATE OF TENNESSEE**
**COUNTY OF ~~DICKSON~~** DAVIDSON
**The actual consideration or value, whichever is greater, for this transfer is $220,000.00.**

**Affiant**

**Subscribed and sworn to before me, this 19th day of December, 2016.**

**Notary Public**
**My commission expires:** 11/5/18

| **Address of New Owner:** | **Send Tax Bills to:** | **Tax Information:** |
|---|---|---|
| Lloyd Wells | COMMUNITY MORTGAGE LLC | 090-16-0-173.00 |
| 527 Achievement Drive | 19045 E. VALLEY VIEW PKWY. #F | |
| Nashville TN 37209 | INDEPENDENCE, MO 64055 | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Stephen M. McDowell, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Laura E. Lassiter Wells and Lloyd G. Wells, III, wife and husband**, hereinafter called the Grantees, their successors 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. 506, as shown on the Plan of Charlotte Park, Section Seven of record in Plat Book 2663, Page 122, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Stephen M. McDowell by deed from Bobby Neeley and Janice Anderton, dated March 20, 2012, recorded March 22, 2012, of record as Instrument No. 20120322-0024429, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Kristine E.W. McDowell, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interest, if any, in the subject property.

This property is improved property known as 527 Achievement Drive, Nashville, TN 37209.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 19th day of December, 2016.

Stephen M. McDowell

Kristine E. W. McDowell

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Stephen M. McDowell and Kristine E. W. McDowell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Dickson, TN, this 19th day of December, 2016.

State of Tennessee at Large

My Commission expires: 1/6/19

KAREN S. FELTS
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 1-6-2019

PREPARER OF THIS INSTRUMENT HAS PERFORMED NO TITLE UNDERWRITING REVIEW AND MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE LEGAL DESCRIPTION FOR THE SUBJECT PROPERTY, OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.