BILL GARRETT, Davidson County
Trans: T20170030396 DEEDWARR
Recvd: 04/11/17 09:53 2 pgs
Fees: 13.00 Taxes: 377.40
20170411-0035213

This instrument prepared by and **Record and Return to**:
Parthenon Title Agency, LLC
212 Oceola Ave
Nashville, TN 37209
(615) 829-5190

File No.: **17-1072**

WARRANTY DEED

THIS INDENTURE, made and entered into this **4/10/2017**, by and between **Douglas L. Brown and Nancy Elaine Brown, husband and wife**, parties of the first part, and **Dogwood Financial Services, LLC, a Tennessee Limited Liability**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot No. 111 on the plan of Maplecrest Subdivision of record in Book 1835, page 27 and 28, Register's Office, Davidson County, Tennessee, to which plat reference is here made for a more particular description thereof.

Being the same property conveyed to Douglas L. Brown and wife, Nancy Elaine Brown by deed from Darryll W. Decker, Sr., and wife Patsy Decker, dated 05/10/1995, of record in Book 9671, page 507, said Register's Office.

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # **08407005000**

☒ Improved **2312 Dennywood Drive, Nashville, TN 37214**

☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Douglas L. Brown

Nancy Elaine Brown

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Douglas L. Brown and Nancy Elaine Brown** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 10th day of April, 2017..

Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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Owner's Name: **Dogwood Financial Services, LLC**

and Address: **2312 Dennywood Drive, Nashville, TN 37214**

Mail tax bills to 73 White Bridge Road, Ste 103-174
Nashville, Tn 37205

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$102,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 10th day of April, 2017..

Notary Public

My Commission Expires: 3-21-20

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM