THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

BILL GARRETT, Davidson County
Trans:T20170046522 DEEDWARR
Recvd: 06/01/17 14:05 2 pgs
Fees:13.00 Taxes:2434.60
20170601-0054601

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 658,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF May, 2017

Notary Public

MY COMMISSION EXPIRES: March 3, 2020

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Spencer Dowdall	Franklin American Mortgage Company	MAP
1821 Sweetbriar Ave.	7101 Executive Center Bldg 3, Suite 141	PARCEL 117-04-0-056.00
Nashville, TN 37212	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Julie A. Gillis f/k/a Julie G. Ochs, an unmarried woman, and Richard J. Gillis, a married man, as tenants in common with right of survivorship**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Spencer Dowdall and Anna Marie Bohmann, husband and wife**

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. 254 and that part of 19th Avenue South, now closed by City of Nashville, Bill No. 1548, on the Map of Belmont Land Company's Subdivision of Belmont Heights, as of record in Plat Book 421, Page 34, Register's Office for Davidson County, Tennessee.

Said Lot No. 254 and part of street (now closed) fronts 125.0 feet on the southerly side of Sweetbriar Avenue and runs between parallel lines, 175.0 feet to an alley.

Being the same property conveyed to Julie A. Gillis by Warranty Deed from Marian B. Eichelman, unmarried, of record in Instrument No. 20030814-0017487, Register's Office for Davidson County, Tennessee, dated August 08, 2003 and recorded on August 14, 2003.

Being the same property conveyed to Julie G. Ochs, a married woman, and Richard J. Gillis, a married man, as tenants in common with right of survivorship by Quitclaim Deed from Julie G. Ochs (formerly known as Julie A. Gillis), a married woman, of record in Instrument No. 20031202-0172914, Register's Office for Davidson County, Tennessee, dated November 21, 2003 and recorded on December 02, 2003.

Subject property has never been a primary or marital residence of the herein Grantor, Richard J. Gillis, or his spouse.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **1821 Sweetbriar Ave., Nashville, TN 37212.**

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 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 one hand(s) this the 31st day of May, 2017.

Julie A. Gillis

Richard J. Gillis by Julie A. Gillis, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Julie A. Gillis** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 31st day of May, 2017.

My Commission expires March 3, 2020

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Julie A. Gillis** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Richard J. Gillis**, as his Attorney in Fact, as the free act and deed of the within named **Richard J. Gillis**.

Witness my hand and official seal this the 31st day of May, 2017.

My Commission expires March 3, 2020

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public