THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170612164**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $185,000.00. Affiant Subscribed and sworn to before me, this 11th day of July, 2017. Notary Public My Commission Expires: 7/6/18

HAL E. WILSON, III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Dale B. Dowling and Sandy K. Dowling 2157 Riverway Drive Old Hickory TN 37138	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 053-06-0A-165.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **E. Jean Elliott, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dale B. Dowling and Sandy K. Dowling, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 165, as shown on the map entitled Waterford, of record in Plat Book 7900, page 412, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JAN E. ELLIOTT, by deed from J & M HOMEBUILDERS, INC., A TENNESSEE CORPORATION, of record in Book 9040, page 816 , dated August 4, 1993 , said Register's Office.

JANE E. ELLIOTT conveyed her interest in the subject property to JAN E. ELLIOTT and CONNIE LEE PHELPS by quitclaim deed of record in Book 9056, page 81, dated August 11, 1993, said Register's Office.

CONNIE LEE PHELPS conveyed her interest in the subject property to JAN E. ELLIOTT by quitclaim deed of record in Book 9655, page 729, dated April 19, 1995, said Register's Office.

JAN E. ELLIOTT died on or about April 9, 2017. Upon her death, the subject property passed to her only heir at law, her mother, E. JEAN ELLIOTT, as evidenced by Affidavit of Heirship of record in Instrument No. 20170721-0074159, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 053-06-0A-165.00 CO.

Davidson County DEEDWARR
Recvd: 07/21/17 15:28 3 pgs
Fees:18.00 Taxes:684.50
20170721-0074160

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Possible debts and inheritance taxes against the estate of Jan E. Elliott.

Matters shown on the Plan of record in Plat Book 7900, page 412, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7463, page 294, Book 8694, page 216, Book 8699, page 462 and Book 9530, page 185, said Register's Office.

ByLaws of Waterford Community Association, Inc. of record in Book 8715, page 583, said Register's Office.

This is improved property located at 2157 Riverway Drive Old Hickory TN 37138

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of July, 2017.

E. Jean Elliott

E. Jean Elliott

STATE OF Iowa)
COUNTY OF Linn)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, E. Jean Elliott, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of July, 2017.

B Sturgeon

Notary Public

My Commission Expires: June 26, 2020

BARB STURGEON
Commission Number 784789
My Commission Expires
June 26, 2020

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.

My commission expires: 5-3-2021