Davidson County DEEDWARR
Recvd: 09/07/17 09:12 3 pgs
Fees:18.00 Taxes:1243.20
20170907-0091871

This instrument prepared by & return to: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 6th day of September, 2017, by and between Loleathia Ewin, an unmarried woman, party of the first part, and Mildred L McDowell and Oscar McDowell, wife and husband party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

LAND in Davidson County, Tennessee, being Lot No. 8 on the Final Plat of Villages of Riverwood, Phase One, Section One, Revision One, of record in Instrument No. 20080723-0075577 and a Surveyor's Certificate of Correction of record in Instrument No. 20081105-0110185, Register's Office for said County, to which plan and certificate reference is hereby made for a more complete and accurate description.

Being all or part of the same property conveyed to Loleathia Ewin by virtue of that certain Warranty Deed dated April 16, 2010, and being of record at Instrument No. 20100422-0030320 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), their heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and subject to all restrictions of record in Instrument Number 20080408-0035557, Instrument Number 20140416-0031645, Instrument Number 20140416-0031646, 20140424-0034613, Instrument Number 20140424-0034614, Instrument Number 20140424-0034616, Instrument Number 20140424-0034617, Instrument Number 20140424-00234618 and Instrument Number 20150812-0080705, said Register's Office and subject to Easements of record in Instrument Number 20051219-0152201, Instrument Number 20051219-0152202, Instrument Number 20070113-0083651, Instrument Number 20081209-0118828 and in Instrument Number 20090109-0002452, said Register's Office and subject to Open Space in Instrument Number 20080630-0067054, said Register's Office; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, 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 the day and year first above written.

Loleathia Ewin

Loleathia Ewin

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Loleathia Ewin with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 6th day of September, 2017.

Notary Public

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

My Commission Expires: _____

Property Owner & Address:	Mildred L McDowell and Oscar McDowell 1036 Riverwood Village Blvd Hermitage, TN 37076
Tax Parcel No	097020A00800CO
Property Address:	1036 Riverwood Village Blvd Hermitage, TN 37076
MAIL TAX BILLS TO:	Owners at property address

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $336,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Oscar McDowell
AFFIANT

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

SUBSCRIBED AND SWORN TO before me this 6th day of September, 2017.

Notary Public

My Commission Expires:_____

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019