Bill Garrett Davidson County
Batch# 11854 DEEDWARR
10/11/2017 02:41:30 PM 3 pgs
Fees: $18.00 Taxes: $821.40
20171011-0104432

Send Tax Statements To:
First National Bank of Middle Tennessee
1008 Williams Dr. #301
Murfreesboro, TN 37129

Name and Address of New Owner:
Deborah M. Rowland
608 Lake Terrace Drive
Nashville, TN 37217

This Instrument Prepared By/Return To:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

From Information Furnished By
The Parties

Map and Parcel 1361400-4000
Account Number:

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

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, the undersigned, **DONNA LYNN DOUCET, UNMARRIED**, has this day bargained and sold and does hereby transfer and convey unto, **DEBORAH M. ROWLAND AND ROBERT J. ROWLAND, JR., WIFE AND HUSBAND,** their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Nashville, and being described as follows, to-wit:

> Being all of Lot No. 40, on the plan of Section 1, Castlegate, according to plat and survey appearing of record in Book 4460, page 115, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.
>
> Said Lot No. 40 fronts 91.39 feet on the easterly side of Lake Terrace Drive and runs back 158.01 feet on the northerly line and 174.25 feet on the southerly line to a line in the rear which is a broken line, measuring 77.76 feet thereon.
>
> Being the same property conveyed to Donna Lynn Doucet, unmarried, by deed from Helen Jarvis Crowder, married, dated December 1, 2004, appearing of record in Instrument Number 20041221-0151562, of the Register's Office of Davidson County, Tennessee.
>
> This conveyance is made subject to any and all matters shown on said plat and survey of record in Book 4460, page 115; of said Register's Office.
>
> THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **DEBORAH M. ROWLAND AND ROBERT J. ROWLAND, JR., WIFE AND HUSBAND,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2017 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 7 day of October, 2017.

Donna Lynn Doucet
Donna Lynn Doucet

Province of ~~STATE OF~~ New Brunswick)
)
COUNTY OF Westmorland)

Personally, appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared **Donna Lynn Doucet,** the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this the 7th day of October, 2017.

RENE RANDBLANC NOTAIRE NOTARY PUBLIC NOUVEAU-BRUNSWICK

NOTARY PUBLIC
~~My Commission Expires:~~ CANADA

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $222,000.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this 11 day of October, 2017.

NOTARY PUBLIC
My Commission Expires:

KELSIE HOLLOWAY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES 8-16-2020

True Copy Certification

I, Kelsie Holloway, 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.

Kelsie Holloway
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Hannah Kepley, a notary public for this county and state, Kelsie Holloway who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Hannah Kepley
Notary's Signature

My Commission Expires: 8.22.21
Notary' Seal (if on paper)

