WARRANTY DEED

Bill Garrett Davidson County
Batch# 14207 DEEDWARR
10/16/2017 03:31:02 PM 3 pgs
Fees: $18.00 Taxes: $777.00

20171016-0106010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13 day of October, 2017

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

JAKE CRUM NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Hendersonville, 625 E. Main Street, Suite 5A, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S):
Rice Property Management, LLC	Rice Property Management, LLC	072 14 0 161.00
(NAME)	(NAME)	My Commission Expires March 20, 2018
2412 N 16th St.	1431 Perrone Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Franklin, TN 37069	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Ten Thousand And No/100 Dollars ($210,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **James Shaw, an unmarried man, individually and as heir of Margaret A. Dowdy**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Rice Property Management, LLC**, 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:

All that certain lot or parcel of land situated in the County of Davidson, State of Tennessee, and being more particularly described as follows:

Being Lot Number 18, on the Plan of G.A. Pickups Subdivision, as shown by plat of record in Plat Book 974, Page 43, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being of the same property conveyed to Margaret A. Dowdy by Warranty Deed from W.E. Hendricks, Jr. and wife, Kathleen N. Hendricks dated November 12, 2001 and recorded November 14, 2001 as Instrument No. 20011114-0125189, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to James Shaw, unmarried by Warranty Deed from Sonya D. Patterson, individually and as co-executrix Donna Shaw, individually and as co-executrix both of the

Estate of Margaret A. Dowdy dated March 12, 2003 and recorded March 25, 2003 as Instrument No. 20030325-0039160, in said Register's Office for Davidson County, Tennessee.

Further being conveyed to James Shaw on 10/12/2017, by deed from James T. Dowdy, Jr., heir at law of Margaret Dowdy, filed for record on 10/16/2017 in Instrument No. 20171016-0106009, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2412 N 16th St., Nashville, TN 37206

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, has 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 our hands this 13 day of October, 2017

James Shaw individually and as heir of Margaret A. Dowdy

James Shaw individually and as heir of Margaret A. Dowdy

File Number: FND-177309SSO

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named James Shaw, an unmarried man, individually and as heir of Margaret A. Dowdy, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

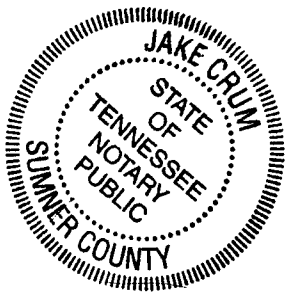
Witness my hand and official seal, this the 13th of October, 2017.

Notary Public

My Commission Expires:

(SEAL)

My Commission Expires
March 20, 2018



File Number: FND-177309SSO