This instrument was prepared by:
Please record and return to:
Freedom Title Services, LLC
116 Center Ct
Clarksville, TN 37040
(931) 647-0677 phone
(931) 647-0678 fax

Bill Garrett Davidson County
Batch# 54148 DEEDWARR
02/02/2018 10:28:18 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50
20180202-0010786

WARRANTY DEED

FOR AND IN 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, **DEANA WATSON F/K/A DEANA GARRETT, AND KEITH BLANTON**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL R. MCDOWELL, AN UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TN, DESCRIBED AS FOLLOWS TO-WIT:

LAND SITUATED IN DAVIDSON COUNTY, TN

BEING LOT NO 5, OF BLOCK "A", ON THE MAP OF A SUBDIVISION OF THE HULL FARM, AS OF RECORD IN BOOK 974, PAGE 46, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED UNTO JANET M CARR, DEANA GARRETT, AND KEITH BLANTON, BY WARRANTY DEED FROM ABBIE PHYLLIS HENRY, DATED AUGUST 30, 2012, RECORDED AS INSTRUMENT NO 20120905-0080365, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID JANET M CARR IS DECEASED. DATE OF DEATH WAS APRIL 22, 2016. BY VIRTUE OF JANET M CARR, DEANA WATSON F/KA DEANA GARRETT AND KETIH BLANTON OWNING SAID PROPERTY AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, DEANA WATSON F/KA DEANA GARRETT AND KEITH BLANTON BECAME THE ABSOLUTE OWNERS IN FEE SIMPLE AS THE SURVIVING TENANTS.

DEANA GARRETT AND DEANA WATSON ARE ONE AND THE SAME PERSON

THIS IS IMPROVED PROPERTY MORE COMMONLY KNOWN AS 4901 DRAKES BRANCH RD, NASHVILLE, TN, 37218.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-CLR-17-4901

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, 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.

Witness our hands this 30th day of January, 2018.

DEANA WATSON

KEITH BLANTON

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **DEANA WATSON, AND KEITH BLANTON**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

DONE at offices, on this the 30th day of January, 2018.

NOTARY PUBLIC
My commission expires: 6/14/21

TANYA M. MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

The actual consideration or value, whichever is greater, for this transfer is **$315,000.00**

Affiant

Subscribed and sworn to before me, this the 30th day of January, 2018.

NOTARY PUBLIC
My commission expires: 6/14/21

TANYA M. MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address New Owner(s) as follows:
MICHAEL MCDOWELL
4901 DRAKES BRANCH RD
NASHVILLE, TN, 37218

Send Tax Bills To:
New Owners

Map and Parcel Number(s):
058 00 0 063.00