THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 18061639**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $300,000.00. Affiant Subscribed and sworn to before me, this 29th day of June, 2018. Notary Public My Commission Expires:

MCKENZIE TEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 17, 2020

Bill Garrett Davidson County
Batch# 116605 **DEEDWARR**
07/16/2018 10:20:12 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20180716-0068730

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
TN Real Estate Now, LLC 554-558 E Maple Street Madison TN 37115	New Owner PO Box150979 Nashville, TN 37215	Tax Parcel ID No. 04314004900

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, **Walter R. Dowlan as Trustee of the Dowlen Family Trust dated December 14, 2011** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **TN Real Estate Now, LLC, a Tennessee limited liability copmany**, ("Grantees"), its 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 1 & 2, DOWLEN SUBDIVISION, as shown on plat of record in Plat Book 5190, Page 750, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Installment Deed to Ray Dowlen and wife, Jeanine Dowlen from Clint Ray Street, unmarried as recorded on the 11th day of September, 1979 in Deed Book 5496, Page 526 and being a portion of Quitclaim Deed from Walter R. Dowlen, a/k/a Ray Dowlen and wife, Jeanine Dowlen to Walter R. Dowlen or Jeanine Dowlen, Trustees of the Dowlen Family Trust dated December 14, 2011 as recorded on the 8th day of February, 2012 in Instrument No. 20120208-0011266, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of DOWLEN SUBDIVISION, as recorded in Plat Book 5190, Page(s) 750.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage as set forth in instrument recorded in Book 8735, Page 920.

This is improved property located at 554-558 E Maple Street Madison TN 37115

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 29th day of June, 2018.

Dowlen Family Trust Dated December 14, 2011

Walter R. Dowlen Trustee

BY: Walter R. Dowlen, Trustee

STATE OF FLORIDA)
COUNTY OF Volusia)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Walter R. Dowlen, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee for the Dowlen Family Trust Dated December 14, 2011, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29th day of June, 2018.

7/11/18

Notary Public

My Commission Expires: 5/5/21

CAROLINE B MICHIE
Commission # GG 111726
Expires June 5, 2021
Bonded Thru Budget Notary Services