WARRANTY DEED

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

G-DD-18-5310

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 8/20/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Dowd Development and Design, LLC	new owner	
(NAME)	(NAME)	**91-15-52.00**
1518 Clayton Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANN KATHRYN DETTWILLER, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DOWD DEVELOPMENT AND DESIGN, LLC A TENNESSEE LIMITED LIABILITY COMPANY** , hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Block No. 5 on the Realty Savings Bank and Trust Company's Revised Plan of West Extension of the Charlotte Park Company's First Addition to Nashville, of record in Plat Book 421, Page 18, Register's Office for said County, and described as follows:

Beginning on the northerly margin of Elkins Avenue, formerly Second Avenue, at a point 270 feet east of the northeast corner of said Avenue and Richland Avenue, being the southeast corner of the lot conveyed to D. H. Lovell and wife, by deed from R. P. Sadler and wife, dated October 1, 1926, and of record in Book 742, Page 622, said Register's Office; thence with the northerly margin of Elkins Avenue eastwardly 40 feet; thence northwardly 150 feet to a dead line; thence westwardly and parallel with Elkins Avenue 40 feet to said Lovell's northeast corner; thence with said Lovell's east line, southwardly 150 feet to the beginning.

Being the same property conveyed to Ann Kathryn Dettwiller by Warranty Deed from Steven E. Griffin and wife, Sharon S. Griffin, recorded June 3, 2005 in Instrument No. 20050603-00634169, re-recorded in Instrument No. 20050615-0068290, Register's Office for Davidson County, Tennessee.

Keith Evan Gay, spouse of Ann Kathryn Dettwiller joins in the execution of this Warranty Deed to convey any and all marital interest he may have to said property.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 18, Register's Office for Davidson County, Tennessee.
- County Taxes for the year 2018 and subsequent years, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5310 Elkins Avenue, Nashville, Tennessee 37209**.

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 we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have 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 GRANTEE(S), 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.

Karen Y Johnson Davidson County
Batch# 142811 **DEEDWARR**
09/19/2018 01:51:13 PM 2 pgs
Fees: $13.00 Taxes: $1,054.50

20180919-0092927

Witness my/our hand(s) this the 14th DAY OF SEPTEMBER, 2018.

Ann Kathryn Dettwiller

Keith Evan Gay by Ann Kathryn Dettwiller, Attorney in Fact

Keith Evan Gay by Ann Kathryn Dettwiller,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANN KATHRYN DETTWILLER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of September, 2018.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ann Kathryn Dettwiller, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of KEITH EVAN GAY, and who acknowledged she executed the same as the free act and deed of the said KEITH EVAN GAY.

Witness my hand and official seal, this the 14th of September, 2018.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212