File Box 8

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027
P19-8847A-PILK

Karen Johnson Davidson County
Batch# 202025 **DEEDWARR**
03/05/2019 02:25:26 PM 2 pgs
Fees: $13.00 Taxes: $1,313.13

20190305-0020065

GREGORY POLZIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-03-2020

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 354,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF March, 2019

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keith Dowd	NBKC Bank	MAP
1303 Ardee Avenue	8320 Ward Parkway	PARCEL 061-16-0-236.00
Nashville, TN 37216	Kansas City, MI 64114	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Andrew C. Renfro and Regina M. Renfro, Husband and Wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Keith Dowd and Stephanie Jo Dowd, Husband and Wife**

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:

Land in Davidson County, Tennessee, being the Southerly part of Lot No. 55 of Block "C" on the Plan of Re-Subdivision of Sunnymeade Unit No. 01 and Subdivision of Sunnymeade Unit No. 2 of record in Plat Book 974, Page (s) 56 and 57, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of said lot fronts 50 feet on the Northerly side of Ardee Avenue and runs back 202.5 feet on the Westerly line of said part of said Lot No. 55 and 205 feet, more or less, on the Easterly line of said part of said Lot No. 55, to a dead line in the rear, measuring 50 feet, more or less thereon.

Being the same property conveyed to Andrew C. Renfro and Regina M. Renfro, husband and wife by Warranty deed from Crown Industries, LLC, a Tennessee limited liability company of record in Instrument No. 20150729-0074814 Register's Office for Davidson County, Tennessee, dated July 17, 2015 and recorded on July 29, 2015.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **1303 Ardee Avenue, Nashville, TN 37216.**

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, 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 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 hand(s) this the 28th day of February, 2019.

Andrew C. Renfro

Regina M. Renfro

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Andrew C. Renfro** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 28th day of February, 2019.

My Commission expires: 11/3/20

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Regina M. Renfro** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 28th day of February, 2019.

My Commission expires: 11/3/20

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public