NEW OWNER:
CHRISTOPHER MICHAEL HOWELL
7401 THORNWOOD COURT
MOUNT JULIET, TN 37122

SEND TAX BILLS TO:
Fairway Independent Mortgage Corporation
2021 Richard Jones Road, Ste. 350C
Nashville, TN 37215

Map & Parcel
087020A03000CO

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 19-0635

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 248576 **DEEDWARR**
06/26/2019 08:38:18 AM 3 pgs
Fees: $18.00 Taxes: $1,387.13

20190626-0061721

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Seventy-Four Thousand Nine Hundred and 00/100 Dollars ($374,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **THOMAS A. DOWDLE and LAUREN HEARTSILL DOWDLE, husband and wife,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **CHRISTOPHER MICHAEL HOWELL and MARIE HOWELL, husband and wife,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 56, Final Plat Cobblestone Landing Subdivision, Phase I, as shown on the plat of the same of record in Instrument No. 20050822-0099471, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to THOMAS A. DOWDLE and LAUREN HEARTSILL DOWDLE, husband and wife by Warranty Deed from Jeremy Keith Redmon and Anna Daniel Redmon, husband and wife, dated July 29, 2016, and of record in Instrument No. 20160802-0079579, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **7401 THORNWOOD COURT, MOUNT JULIET, TN 37122**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20050822-0099471, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 18th day of June, 2019.

Thomas A Dowdle
THOMAS A. DOWDLE

Lauren Heartsill Dowdle
LAUREN HEARTSILL DOWDLE

By: Thomas A Dowdle
Thomas A. Dowdle, pursuant to Power of Attorney of Record in Book *, Page _____, RODC, Tennessee. * 20190626-0061719

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **THOMAS A. DOWDLE**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 18th day of June, 2019.

Jo Ann Aulds
NOTARY PUBLIC

My commission expires: 3/8/23

JO ANN AULDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **THOMAS A. DOWDLE**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument on behalf of, and as attorney-in-fact for, **LAUREN HEARTSILL DOWDLE** the within-named bargainors, as the free act and deed of the said **LAUREN HEARTSILL DOWDLE.**

WITNESS my hand and official seal at office this 18th day of June, 2019.

NOTARY PUBLIC

My commission expires: 3/8/23

JO ANN AULDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$374,900.00.**

AFFIANT

Sworn to and subscribed to before me this 18th day of June, 2019.

NOTARY PUBLIC

My commission expires: 3/8/23

JO ANN AULDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY