This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203

File Number: 1-19-5503

Karen Johnson Davidson County
Batch# 329698 DEEDWARR
12/13/2019 01:31:30 PM 3 pgs
Fees: $18.00 Taxes: $810.30
20191213-0128847

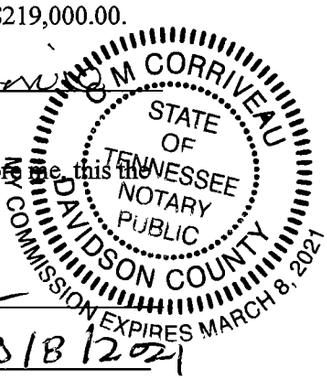
STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $219,000.00.

Affiant

Subscribed and sworn to before me, this the 12th day of December, 2019.

Notary Public
My Commission Expires: 3/8/2021



Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Emily Doty 237 Hillcrest Drive Madison, TN 37115	Same as owner	043-14-0-175.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Samantha M. Bowie a/k/a Samantha M. Hollis, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Emily Margo Doty, unmarried**, hereinafter called the Grantee, her 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 Lot No. 37, 38 and 39, Block "B" on the Map of Yowell Place of record in Plat Book 974, Page 61, 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 the same property conveyed to Samantha M. Hollis and Cameron S. Hollis, wife and husband by Warranty Deed from Leann P. Hollis, a married woman, of record in Instrument No. 20150617-0057848 Register's Office for Davidson County, Tennessee, dated June 12, 2015 and recorded on June 17, 2015.

Final Decree of Divorce recorded on May 29, 2019 in Instrument No. 20190529-0050535 in which property is divested from husband, Cameron S. Hollis and vested to wife, Samantha M. Hollis.

This is improved property located at: **237 Hillcrest Drive, Madison, TN 37115**

This conveyance is made subject to 1) Property taxes for the year 2020, and thereafter, a lien due and payable. The 2019 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying her prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

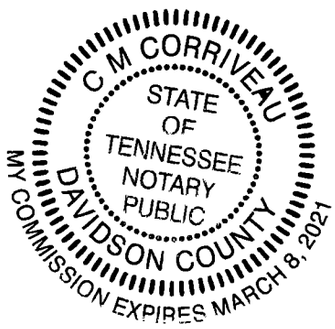
IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of December, 2019.

Samantha M. Bowie

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Samantha M. Bowie, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 12th day of December, 2019.



Notary Public
My Commission expires: 3/8/2024

True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM