NEW OWNER:
JUSTIN MCCLAIN
1020 PIEDMONT AVE NE, #1302
ATLANTA, GA 30309

SEND TAX BILLS TO:
WILSON BANK & TRUST
623 WEST MAIN STREET
LEBANON, TN 37087

Map & Parcel
051050015.00

THIS INSTRUMENT PREPARED BY:

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

FILE NO: 19-1796

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 342451 **DEEDWARR**
01/13/2020 10:42:45 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00

20200113-0004256

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Six Hundred Thousand and 00/100 Dollars ($600,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **WALTER R. DOWLEN, TRUSTEE OF THE DOWLEN FAMILY TRUST DATED DECEMBER 14, 2011 and JAMES IRWIN DOWLEN** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **JUSTIN MCCLAIN,** ("Grantee"), his 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, being Lot No. 43 on the Map of West Valley Cares, not of record, in the 11th Civil District of said County, and described according to a copy of a survey thereof made by H.R. Swann, Jr., Surveyor, dated April 20, 1947, as follows:

Beginning on the easterly margin of Due West Avenue, at corner of Lot No. 42 and 43; thence with the lines between said lots, easterly 518.8 feet to a point; thence southerly 109.16 feet to the corner of Lot Nos. 43 and 44; thence with the line between said lots westerly 473.3 feet to the east margin of Due West Avenue; thence with the margin of the same, Northerly 100 feet to the beginning.

Being the same property conveyed to WALTER RAYMOND DOWLEN and JAMES IRWIN DOWLEN by Quitclaim Deed from Walter Raymond Dowlen and James Irwin Dowlen, Successor Trustees under the Dowlen Family Revocable Living Trust Agreement dated July 20, 1995, dated October 2, 1998, and of record in Book 11150, Page 486, Register's Office for DAVIDSON County, Tennessee. Also being a portion of the same property conveyed to Walter R. Dowlen or Jeanine Dowlen, Trustees of the Dowlen Family Trust dated December 14, 2011 by Quitclaim Deed

from Walter R. Dowlen a/k/a Ray Dowlen and wife, Jeanine Dowlen, dated January 23, 2012, and of record in Instrument No. 20120208-0011266, Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY. more commonly known as 720 DUE WEST AVENUE NORTH, MADISON, TN 37115.

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, 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 30th day of December, 2019.

THE DOWLEN FAMILY TRUST DATED DECEMBER 14, 2011

X 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 the state and county aforesaid, **WALTER R. DOWLEN, TRUSTEE OF THE DOWLEN FAMILY TRUST DATED DECEMBER 14, 2011**, 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 30th day of December, 2019.

Hena Autumn Mazza
NOTARY PUBLIC

My commission expires: March 21, 2021

Hena Autumn Mazza
COMMISSION # GG239297
EXPIRES: March 21, 2021
Bonded Thru Aaron Notary

JAMES IRWIN DOWLEN

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JAMES IRWIN DOWLEN** , 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 30th day of December, 2019.

NOTARY PUBLIC

My commission expires: 

****

The actual consideration or value, whichever is greater, for this transfer is **$600,000.00**.

AFFIANT

Sworn to and subscribed to before me this 30th day of December, 2019.

NOTARY PUBLIC

My commission expires: _____

