Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
HV20-0721

Karen Johnson Davidson County
Batch# 462790 DEEDWARR
08/24/2020 12:26:30 PM 4 pgs
Fees: $23.00 Taxes: $784.40
20200824-0095487

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st day of August, 2020

Notary Public

Commission Expires: 11/21/22

Kayla R. Johnson
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Alan B. Minchew 1163 Cross Creek Drive Franklin, TN 37067	NEW OWNER	083-07-0-076.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Gypsy Dare Brooks, Jackson P. Childers, Steven Phillip Childers and William Darren Childers, heirs at law of Oneeta Lancaster Dowdy

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alan B. Minchew, a married man

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 Lot No. 5 on the Plan of McCarn Subdivision of record in Book 2854, Page 121, Surveyor's Certificate of Correction in Book 3166, Page 481, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said lot 5 fronts 60 feet on the westerly side of Washington Avenue and extends back 69 feet on the northerly line and 135 feet on the southerly line to a dead line, measuring 88.83 feet thereon.

Being the same property conveyed to Bobby G. Dowdy and wife, Oneeta B. Dowdy by Warranty Deed from Wescon Construction Company, a Tennessee Corporation of record in Book 3225, Page 601, Register's Office for Davidson County, Tennessee, dated May 23, 1961 and recorded on May 31, 1961. Final Decree of Divorce Re: Oneeta Lancaster Dowdy vs. Bobby Gene Dowdy of record in Book 4970, Page 381, Register's Office for Davidson County, Tennessee divests subject property out of Bobby Gene Dowdy and vests in fee simple to Oneeta Lancaster Dowdy. Oneeta B. Dowdy aka Oneeta Lancaster Dowdy died intestate on or about June 30, 2019, her estate entered in the Seventh Circuit Court for Davidson County, Tennessee Probate Division as Docket No.19P1624. Gypsy Dare Brooks, Jackson P. Childers, Steven Phillip Childers and William Darren Childers are the heirs at law of Oneeta Lancaster Dowdy, see Affidavit of Heirship of record in Instrument No. 202008240095483 Register's Office for Davidson County, Tennessee.

Power of Attorneys of record in Instrument No. 202008240095484 and Instrument No. 202008240095485 and Instrument No. 202008240095486 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 811 Washington Avenue, Nashville, TN 37206

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

Dated this the 21st day of August, 2020.

Gypsy Dare Brooks
Gypsy Dare Brooks

Jackson P. Childers Gypsy Dare Brooks AIF-in fact
Jackson P. Childers, by Gypsy Dare Brooks, his/her Attorney-In-Fact

Steven Phillip Childers Gypsy Dare Brooks AIF-in fact
Steven Phillip Childers, by Gypsy Dare Brooks, his/her Attorney-In-Fact

William Darren Childers Gypsy Dare Brooks AIF-in fact
William Darren Childers, by Gypsy Dare Brooks, his/her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Gypsy Dare Brooks,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 21st day of August, 2020.

CLINT BRUMIT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: 11/19/23

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Gypsy Dare Brooks,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for **Jackson P. Childers** and that she is authorized by **Jackson P. Childers** to execute this instrument on his behalf.

Witness my hand and official seal at Hendersonville, Tennessee this 21st day of August, 2020.

CLINT BRUMIT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

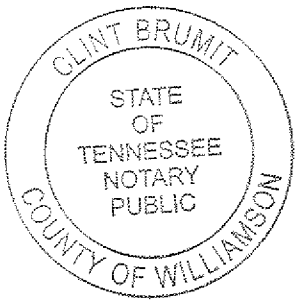
Notary Public
My Commission Expires: 11/19/23

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Gypsy Dare Brooks,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for **Steven Phillip Childers** and that she is authorized by **Steven Phillip Childers** to execute this instrument on his behalf.

Witness my hand and official seal at Hendersonville, Tennessee this 21st day of August, 2020.

Notary Public
My Commission Expires: 11/19/23

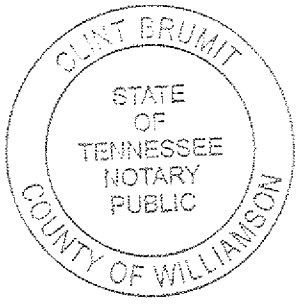


STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Gypsy Dare Brooks,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for **William Darren Childers** and that she is authorized by **William Darren Childers** to execute this instrument on his behalf.

Witness my hand and official seal at Hendersonville, Tennessee this 21st day of August, 2020.

Notary Public
My Commission Expires: 11/19/23



True Copy Certification

I, Jennifer Pennell, 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.

Signature

State of Tennessee

County of Dickson

Personally appeared before me, Frances Wymonett Rose, a notary public for this county and state, Jennifer Pennell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/22/2022

FRANCES WYMONETT ROSE
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022