This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 523483 **DEEDWARR**
12/02/2020 02:09:58 PM 2 pgs
Fees: $13.00 Taxes: $939.80

20201202-0140086

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $254,000.00.

KW
Affiant

Subscribed and sworn before me this the 1 day of December, 2020.

Notary Public
My commission expires:

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

Address of New Owner:
Nathaniel McDowell, III
644 E. Vailview Ct
Nashville, TN 37207

Send Tax Bill to:

NEW OWNER

Tax Information:
050-16-0A-027.00 CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, TARA M. BRINKLEY, A UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to NATHANIEL MCDOWELL III, AN UNMARRIED MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

A certain tract or parcel of land located Davidson County, Tennessee and being further described as follows:

Being Lot 27, Skyline Village, as shown on Plat of record in Instrument No. 20050418-0042718, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Tara M. Brinkley, single woman, from U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust by its Attorney in fact, Caliber Home Loans, Inc. by virtue of the authority granted in a power of attorney filed for record at Instrument No. 20141014-0094814, in the Register's Office for said County by Special Warranty Deed dated May 8, 2015 and recorded June 1, 2015 of record in Instrument No. 20150601-0050226, in the Register's Office of Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 644 E. Vailview Ct, Nashville, TN 37207.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 1 day of December, 2020.

Tara M Brinkley by Jenny West
Tara M. Brinkley
BY: Jenny West as Attorney-in-Fact Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Williamson

On this 1 day of December, 2020, before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Tara M. Brinkley by Specific POWER OF ATTORNEY dated November 25, 2020, and who acknowledged that he executed the same as the free act and deed of Tara M. Brinkley.

Witness my hand and official seal this 1 day of December, 2020.

My commission expires: 9/18/22

Notary Public

