Returned TO:

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027
P21-11638-BW

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 321,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF February, 2021

Notary Public

MY COMMISSION EXPIRES: 9/2/24

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 573992 DEEDWARR
02/12/2021 12:28:56 PM 2 pgs
Fees: $13.00 Taxes: $1,187.70

20210212-0020396

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kyle W. Nichols		
811 Washington Ave	New Owner	083-07-0-076.00
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Alan B. Minchew, a married man**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kyle W. Nichols, a single 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, as of record in Book 2854, Page 121, Register's Office for said County and amended by instrument of record in Book 3166, Page 481, said Registers Office.

Said Lot No. 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 J. Dowdy and wife, Oneeta Lancaster 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.

Being the same property being vested in Oneeta Lancaster Dowdy by Decree from Bobby Gene Dowdy, No. 73898, Third Circuit Court of Davidson County, Tennessee, and being filed of record in Book 4970, Page 381, Register's Office for Davidson County, Tennessee. The said Oneeta Lancaster Dowdy deceased on or about June 30, 2019, intestate, with Probate filed at Docket No. 19P-1624, Seventh Circuit Court for Davidson County, Tennessee (Probate Division).

Being the same property conveyed to Alan B. Minchew, a married man by Warranty deed from Gypsy Dare Brooks, Jackson P. Childers Phillip Childers and William Darren Childers, heirs at law of Oneeta Lancaster Dowdy of record in Instrument No. 20200824-0095487 Register's Office for Davidson County, Tennessee, dated August 21, 2020 and recorded on August 24, 2020.

Grantor is married, however subject property is not now, nor has ever been, a marital residence and as such is not subject to any homestead, dower, or other marital interest.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **811 Washington Ave, 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 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. 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 10th day of February, 2021.

Alan B. Minchew

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Alan B. Minchew** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 10th day of February, 2021.

My Commission expires: 9/2/24

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY