# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,525.00

Keith D Bowman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF DECEMBER, 2003.

Amanda Nordman
Notary Public

MY COMMISSION EXPIRES: 1/29/05
(AFFIX SEAL)

AMANDA NORDMAN ★ NOTARY PUBLIC AT LARGE ★ DAVIDSON COUNTY, TENNESSEE

**THIS INSTRUMENT WAS PREPARED BY**
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 01/08/04 08:55 2pgs
Fees:13.00 Taxes:619.84
20040108-0003017

D-0373

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Keith D. Bowman | Wells Fargo Home Mortgage, Inc. | 048-00-0-069.00 |
| (NAME) | (NAME) | |
| 5120 Drakes Branch Road | 4456 Corporation Lane | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37218 | Virginia Beach, VA 23462 | |
| (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, Robert Scott Lynch and wife, Dani R. Lynch, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Keith D. Bowman and wife, Carla P. Bowman, 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 part of Lot No. 9 on the Plan of the Subdivision of W.J. Drake Lands, of record in Minute Book "J", pages 395-396, and being more particularly described according to survey by John B. Kohl, III, dated January 13, 1995, as follows:

Beginning at a stake at a walnut stump, being the southeast corner of said Lot No. 9; thence North 89 deg. West 1164 feet to a railroad spike in the center of the intersection of Drakes Branch Road and a public road; thence North 76 deg. West 29 feet to a point; thence North 16 deg. 10' West 121 feet to a point; thence North 07 deg. 10' West 131.5 feet; thence South 89 deg. 02' West 240 feet to a point; thence North 00 deg. 45' East 884 feet, more or less, to a point; thence North 46 deg. East 412.5 feet to a stake on a ridge; thence North 61 deg. East 231 feet to a stake on a ridge; thence South 86 deg. East 330 feet to a stake on a ridge; thence South 21 deg. 259 feet to a stake on a ridge; South 08 deg. East 396 feet over a saddle to a stake on a ridge; thence with a fence line, South 05 deg. East 544.5 feet to a stake on a ridge; thence with the same, South 61 deg. 30' East 528 feet to a stake on a ridge; thence South 07 deg. West 82.5 feet to the point of beginning.

Being all of the same property conveyed to Robert Scott Lynch and wife, Dani R. Lynch by Warranty Deed from United States Marshall Service, dated April 28, 2000 of record in Instrument Number 20000515-0048563, Register's Office Davidson County, Tennessee.

Beverly Greene executes this Warranty Deed for and on behalf of Robert Scott Lynch and Dani R. Lynch pursuant to their Power of Attorneys recorded simultaneously herewith in Instrument Number 20040108-0003015 and Instrument Number 20040108-0003016, respectively in said Register's Office..

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 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 government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 5120 Drakes Branch Road, Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 24th day of December, 2003.

Robert Scott Lynch by Beverly Greene, Attorney in Fact

Dani R. Lynch by Beverly Greene, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Beverly Greene, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Robert Scott Lynch, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said Robert Scott Lynch. Witness my hand and Notarial Seal this 24th day of December, 2003.

Notary Public

My Commission Expires: 1/29/05

AMANDA NORDMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Beverly Greene, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Dani R. Lynch, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said Dani R. Lynch. Witness my hand and Notarial Seal this 24th day of December, 2003.

Notary Public

My Commission Expires: 1/29/05

AMANDA NORDMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

**RETURN TO:**

Jack Case Wilson Title Associates, LLC
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