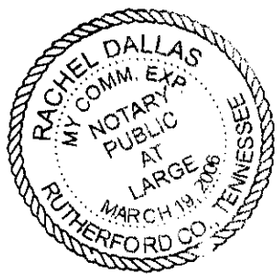
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,500.00

Kimberly N. Featherston
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF FEBRUARY, 2004.

Notary Public

MY COMMISSION EXPIRES: 3-19-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
695 President Place , Suite #202
Smyrna, TN 37167

Davidson County DEEDWARR
Recvd: 02/25/04 08:41 2pgs
Fees:13.00 Taxes:442.15

20040225-0021146

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly N. Featherston	Professional Mortgage Group	156-14-0-A-087.00
(NAME) 4156 Pleasant Colony Drive	(NAME) 1535 W. Northfield Blvd Ste 1	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Murfreesboro Tennessee 37129	
(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, Brandon Bowers and Wife, Alicia Bowers , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kimberly N. Featherston , Separated , 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:

Being Lot No. 704 on the Plan of Calumet, Phase Seven, as of record in Plat Book 9700, Page 628, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Brandon Bowers and Wife, Alicia Bowers by deed from James T. McLean, Sr. unmarried of record in Deed Book 11564, page 158, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Deed Book 7566, Page 664, Book 9751, Page 92, Book 10848, Page 873, Book 7572, Page 594 (HOA), Book 7682, Page 564 (HOA),, Book 11356, Page 218 (HOA), Register's Office for said County.

Subject to all matters as set forth per Plat Book 6900, Page 649, Plat Book 9700, Page 628, Plat Book 4700, Page 540, Register's Office of said County.

Quitclaim Deed to HOA as shown of record in Deed Book 7570, Page 216, Register's Office for said County.

By-Laws as shown of record in Deed Book 11356, Page 224, Register's Office for said County.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 4156 Pleasant Colony Drive, Antioch, TN 37013

(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 my/our hand(s) this 19th day of February, 2004.

Brandon Bowers

Alicia Bowers

STATE of Tennessee
COUNTY of Rutherford

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Brandon Bowers and Wife, Alicia Bowers the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 2/19/2004

My Commission Expires: 3-19-06

Notary Public

RACHEL DALLAS NOTARY PUBLIC AT LARGE MY COMM. EXP. MARCH 19, 2006 RUTHERFORD CO., TENNESSEE

File Number24020308

RETURN TO:
Cumberland Title Company
695 President Place , Suite #202
Smyrna, TN 37167