Davidson County DEEDWARR
Recvd: 05/20/04 10:23 2pgs
Fees:13.00 Taxes:407.00
20040520-0059273

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Caryl A. Thurber
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF MAY, 2004.

Tracey Tompkins
Notary Public

MY COMMISSION EXPIRES: 1-23-06
(AFFIX SEAL)

TRACEY TOMPKINS NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert K. Thurber	Robert K. Thurber	Map 75
(NAME) 258 Bonnalynn Drive	(NAME)	Group 13-0
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	Parcel 60
(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, Aaron L. Bowersock and Wife, Martina Bowersock , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert K. Thurber and Wife, Caryl A. Thurber , 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. 215 on the Plan of Hermitage Hills, Section Two (Revised), as of record in Plat Book 2900, Page 112, Register's Office for Davidson County, Tennessee.

Said Lot No. 215 fronts 80 feet on the southeasterly side of Bonnalynn Drive and runs back 150 feet on the southeasterly line and 149.8 feet on the northwesterly line to a dead line in the rear and measures 80 feet thereon.

Being the same property conveyed to Aaron L. Bowersock by deed from Michelle D. Smith of record in Deed Book 9722, page 922, Register's Office for said County.

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

Martina Bowersock joins in this conveyance to convey any and all rights she may have in this property.

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 258 Bonnalynn Drive, Hermitage, TN 37076

(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 18th day of May, 2004.

Aaron L. Bowersock

Martina Bowersock

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Aaron L. Bowersock and Wife, Martina Bowersock the bargainor(s), 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 5/18/2004

My Commission Expires: 1-23-06

Notary Public

TRACEY HYLTON NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

File Number2405243

RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122