Davidson County DEEDWARR
Recvd: 05/24/04 10:25 2pgs
Fees:13.00 Taxes:381.10

20040524-0060456

WARRANTY DEED

B-CBB-04-3047

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 183,200.00

Affiant

Subscribed and Sworn to before me, this 23rd DAY OF April, 2004.

Notary Public

MY COMMISSION EXPIRES: 5/30/04

(AFFIX SEAL)

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

THIS INSTRUMENT WAS PREPARED BY

RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Darren Bowers	Darren Bowers	
3047 Penn Meade Way (ADDRESS)	3047 Penn Meade Way (ADDRESS)	52-13-B-186 CO
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	Nashville, Tn 37214 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CHARLES LEWIS AND WIFE, TRINA LEWIS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DARREN BOWERS AND WIFE, HEIDI BOWERS, hereinafter called the Grantee(s), their heirs and assigns, that 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. 222 on the Plan of River Glen, Phase IV, Section 3, of record in Instrument Number 20010330-0030661, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Charles Omari Lewis, married, by Deed dated October 10, 2002 and filed for record on October 14, 2002 in Instrument Number 20021014-0125770, Register's Office for Davidson County, Tennessee.

Homeowners Association Charter filed for record in Book 8069, Page 158 and Instrument Number20020425-0051348, in the Register's Office for Davidson, Tennessee.

Storm Water Detention Agreement of record in Instrument Number 20010816-0088874; Conveyance of Common Area of record in Instrument Number 20020503-0054718, both of record of the said Register's Office.

Electric Agreement Easements of record in Deed Book 7296, Page 484; Electric Power Easement of record in Book 3961, Page 681; Easement to Metro Government of record in Book 11201, Page 708; Right of Way of record in Book 11030, Page 731; Water Main Easement of record in Book 7061, Page 196, Book 9523, Page 168 and Book 10800, Page 909; Sanitary Sewer Easement of record in Book 7061, Page 172, Book 9523, Page 64 and Book 10800, Page 938, of the said Register's Office. Said easements have not been violated to date and any future violation thereof will not cause a forefeiture or reversion of title.

Restrictive Convenants of record in Deed Book 6762, Page 208, Instrument Numbers 20010829-0093569 and 20020425-0051349, Register's Office of said County.

By-Laws filed of record in Book 7566, Page 571, in the Register's Office for Davidson, County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 3047 Penn Meade Way, Nashville, Tennessee 37214
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 23rd day of April, 2004.

Charles Lewis

Trina Lewis

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles Lewis and Trina Lewis, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 23rd day of April, 2004.

Notary Public

My Commission Expires: 5/30/04

(SEAL)

LAURA SHOUN
NOTARY PUBLIC AT LARGE
DAVIDSON

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903