# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF MARCH, 2005.

Notary Public

MY COMMISSION EXPIRES: ~~May 20, 2006.~~ 7/29/07

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Karla R. Bowhan | AmSouth Bank | 165-14-51 |
| (NAME) | (NAME) | |
| 1132 Bluewillow Court | 2050 Parkway Office Circle | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, Tennessee 37013 | Birmingham, AL 35244 | |
| (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, Don Denton and wife, Lorraine Denton HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Karla R. Bowhan, married woman, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Peppertree Forest Subdivision, Section 3, recorded in Book 7900, Page 249, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Don Denton, by deed of record in Instrument No. 20040813-0098088, Register's Office for Davidson County, Tennessee.

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

Lorraine Denton joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This instrument is executed on behalf of Don Denton and Lorraine Denton by Steve Laviola as their Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20050321, 00 30343, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1132 Bluewillow Court, 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.

Davidson County DEEDWARR
Recvd: 03/21/05 10:21 2 pgs
Fees:13.00 Taxes:499.13

20050321-0030344

Witness my hand this 18th day of March, 2005.

Don Denton by Steve Laviola, his attorney in fact

Lorraine Denton by Steve Laviola, her attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 18th day of March, 2005, before me personally appeared Steve Laviola, the person who executed the foregoing instrument on behalf of Don Denton and Lorraine Denton and who acknowledged that he executed the same as the free act and deed of the said Don Denton and Lorraine, through Power of Attorney granted he by the said Don Denton and Lorraine Denton.

Witness my hand and official seal at Nashville, Tennessee this 18th day of March, 2005.

Commission expires: May 28, 2006

LaTrece McAdoo

Notary Public

LaTrece McAdoo
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006