WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/04/05 14:27 2 pgs
Fees:13.00 Taxes:521.70
20050504-0050070

STATE OF TENNESSEE
COUNTY OF CHEATHAM

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of May, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CARI ALLEN NOTARY PUBLIC AT LARGE My Commission Exp. Jan 29, 2006 DAVIDSON CO. TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael E. Bowen	Countrywide Home Loans	
(NAME)	(NAME)	161-02-141
5109 Meta Court	801 Crescent Center Dr., Ste 510	
(ADDRESS)	(ADDRESS)	
Nashville, TN	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20050919

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **We, Stephen E. Reed and Sara Reed**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Michael E. Bowen**, hereinafter called the GRANTEE, **his/her** 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, being Lot No. 33 on the Plan of McMurray Place, Section Two, of record in Book 5200, Page 440, said Register's Office, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Stephen E. Reed by deed dated 5/6/93 from William H. Smithson and wife, Dorothy Smithson of record in Book 8953, Page 251, Register's Office for Davidson County, Tennessee.

Sara Reed joins in this conveyance for the purpose of releasing any and all right she may have in and to the above described property especially her martial rights..

unimproved ☐

This is improved ☒ property, known as 5109 Meta Court, Nashville, TN 37211

(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, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 2nd day of May, 2005.

Stephen E. Reed

Sara Reed

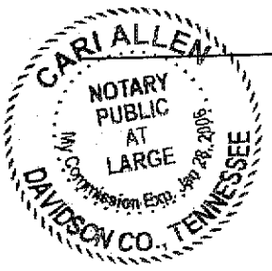
STATE OF TENNESSEE

COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Stephen E. Reed and Sara Reed, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Stephen E. Reed and Sara Reed executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Pleasant View, Tennessee this 2nd day of May, 2005.

Commission expires:



Notary Public