WARRANTY DEED

CONNIE L. TIMBS NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My Commission Expires 3-6-07

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $161,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of September, 2005.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE COMPANY
379 EAST MAIN STREET
HENDERSONVILLE, TN 37075

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 379 East Main Street
Hendersonville, Tennessee 37075

Davidson County DEEDWARR
Recvd: 09/06/05 11:25 3 pgs
Fees:18.00 Taxes:595.70

20050906-0106487

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Bowie	Pinnacle Financial Corporation D/B/A Tri-Star Lending Group	25-12-42.00
(NAME)	(NAME)	
702 Cerro Vista Drive	2611 Technology Drive	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Orlando, FL 32804	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20052398

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, James R. Elkins and wife, Janie Elkins**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Michael Bowie, married,** 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 702 Cerro Vista Dr., Goodlettsville, TN 37072

(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 we do covenant with the said GRANTEE 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, 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 our hands this 1st day of September, 2005.

James R. Elkins

Janie Elkins

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal at Madison, Tennessee this 1st day of September, 2005.

Commission expires:

CONNIE L. TIMBS
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

My Commission Expires 3-16-07

Connie L. Timbs
Notary Public

File No.: 1015388

EXHIBIT A

Being Lot No. 47, on the Plan of Clark Place, Section IV, of record in Plat Book 2331, page 74, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Property commonly known as: 702 Cero Vista Drive, Goodlettsville, Tennessee 37072

BEING all of the same property conveyed to James R. Elkins and wife, Janie Elkins by Warranty Deed from Ann A. Eaden and husband Glenn Eaden, dated September 30, 2004 of record at Instrument No. 20041021-0126806, Register's Office for Davidson County, Tennessee.