WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/15/05 09:00 2 pgs
Fees:13.00 Taxes:288.60
20050915-0110914

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF SEPTEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN Exp. March 21, 2009

THIS INSTRUMENT WAS PREPARED BY:
Bicentennial Title & Escrow, 2280 Metrocenter Blvd., Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J C & Y Group LLC	J C & Y Group LLC	08110035900
(NAME)	(NAME)	
1616 23rd Ave. North	1616 23rd Ave North	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville, TN 37208	
(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, Louis Bowman and Joan B. McCoy, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J C & Y Group LLC, 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. 124 on the Plan of S. A. Champion Subdivision of certain Lots in the Harding's Addition to Nashville, as of record in Plat Book 161, Page 132, Register's Office for Davidson County, **Tennessee**, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to L. A. Bowman, Jr., and wife, Susie Bowman by deed from Ronald S. Zeitlin and Harry Zeitlin of record as Book 4427, page 188 and further being part of the same conveyed to Louis A. Bowman and Joan B. McCoy by Executor's Quitclaim Deed from Louis A. Bowman, Executor of the Estate of Lemuel A. Bowman, Jr. at Instrument Number 20020410-0044217, Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1616 23rd Ave North, Nashville, TN 37208

(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 our hands this 9th day of September, 2005.

Louis Bowman

Louis Bowman

Joan B. McCoy

Joan B. McCoy

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Louis Bowman, and Joan B. McCoy, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9 day of September, 2005.

Witness my hand and official seal at Nashville, Tennessee this 9th day of September, 2005.

Commission expires:

CURVINA BOSEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
Exp. March 21, 2009

Curvina Bowman

Notary Public