File No. 20050292

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/20/05 10:25 2 pgs
Fees:13.00 Taxes:277.50

20051220-0152395

RACHEL ATKINSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Linda Dutton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF DECEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 10/07/2009

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The 2412 Springview Trust	New Owner	95-11-160.00
(NAME) P.O. Box 791	(NAME)	
(ADDRESS) Joelton, TN 37080	(ADDRESS)	
(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, Linda L. Bowman, devisee under Last Will and Testament of Lilburn O. Gossett, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO The 2412 Springview Trust, First Jordan, LLC, Trustee, 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:

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Merry Oaks, Section II, of record in Book 2133, Page 8, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lilburn O. Gossett and wife, Florence J. Gossett by deed from E.C. Vinson and wife, Mary Y. Vinson of record in Book 2283, Page 61, Register's Office for Davidson County, Tennessee. Florence J. Gossett having since died on January 27, 1996, leaving Lilburn O. Gossett as the surviving tenant by the entirety. Lilburn O. Gossett having since died testate on August 24, 2002. Title to subject property vested in Linda L. Bowman, devisee under Last Will and Testament of Lilburn O. Gossett. See Affidavit of Inheritance Real Estate of record in Instrument No. 200401060002127, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2412 Springview Drive, Nashville, TN 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 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 my hand this 5th day of December, 2005.

Linda L. Bowman
Linda L. Bowman

File No. 20050292
STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal this 5th day of December, 2005.

Commission expires:
10/07/2009

Notary Public

RACHEL ATKINSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER