WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/19/06 10:19 2 pgs
Fees:13.00 Taxes:276.39

20061219-0156108

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF DECEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: September 13, 2008.
(AFFIX SEAL)

ERNESTINE NOELL NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Superior Title Company, Inc., 110 Cude Lane, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tracey Bowers	Tracey Bowers	05302001100
(NAME)	(NAME)	
1209 Cunningham Street	1209 Cunningham Street	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No: 10160535

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, **Kenneth G. Bowers and wife, Linda R. Bowers**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tracey Bowers, unmarried,** 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. 302 on the plan of Section C2 Village of Old Hickory, of record in Book 1835, page 29, Register's Office for said County.

Said Lot No. 302 fronts 114.0 feet on the easterly margin of Cunningham Street and extends back 67.2 feet on the northerly line and 68.0 feet on the southerly line to a dead line in the rear, measuring 114.0 feet thereon.

Property commonly known as 1209-1211 Cunningham Street, Old Hickory, TN 37138

BEING all of the same property conveyed to Kenneth G. Bowers and wife, Linda R. Bowers by Warranty Deed from Joe T. Davis, executed May 31, 1985 and filed of record in Book 6572, Page 558, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1209-1211 Cunningham Street, Old Hickory, TN 37138
(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 15th day of December, 2006.

Kenneth G. Bowers

Linda R. Bowers

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kenneth G. Bowers and Linda R. Bowers, the within named Grantors with whom I am personally acquainted or proven to me on the basis of satisfactory evidence to have executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee this 15th day of December, 2006.

Commission expires: September 13, 2008



Ernestine Noell Notary Public