WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/09/07 14:10 2 pgs
Fees:13.00 Taxes:429.20

20070109-0003897

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FORTHIS TRANSFER IS **$116,000.00**

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 2 DAY OF JANUARY, **2007.**

NOTARY PUBLIC

MY COMMISION EXPIRES 02-02-09
(AFFIX SEAL)

LORAS VASKE NOTARY PUBLIC AT LARGE SUMNER COUNTY TENN.

THIS INSTRUMENT WAS PREPARED BY
STATEWIDE TITLE AND ESCROW LLC 109 CUDE LANE, MADISON, TN 37115

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
RALPH E. CARR	**SAME**	**074-16-0-145.00**
3839 BONNACREEK DR.		
HERMITAGE, TN 37076		

FOR AND IN CONSIDERATION OF THE SUM OF **$116,000.00**, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

FREDERICK L. BOWMAN AND WIFE, KALEISHA M. BOWMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

RALPH E. CARR,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 333, on the Plan of Section Three, Hermitage Hill, as recorded in Book 2900, Page 235, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Frederick L. Bowman and wife, Kaleisha M. Bowman, as tenants by the entirety, by Warranty Deed From Robert B. Klemm and wife, Cynthia A. Klemm deed recorded 7/29/94 in Book 9420 Page 737, in Register's Office for Davidson County, Tennessee.

Subject to all matters of record in the Plan of Record in Plat Book 2900, page 97, said Register's Office.

Subject to easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record. Subject to all taxes for the year 2007 and all subsequent years, a lien but not yet due and payable.

This ( )Unimproved
(X) Improved property is known as: **3839 BONNACREEK DR. HERMITAGE, TN 37076**

RB FLB

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 not 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 ever 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 2 day of **JANUARY, 2007**

Frederick L Bowman
FREDERICK L. BOWMAN

Kaleisha Bowman
KALEISHA M. BOWMAN

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **FRECERICK L. BOWMAN AND KALEISHA M. BOWMAN**, the within named bargainor, 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 2 day of **JANUARY, 2007**.

LORAS VASKE NOTARY PUBLIC AT LARGE SUMNER COUNTY TENN. (SEAL)

Loras Vaske
NOTARY PUBLIC

My Commission expires: 02-02-09