WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/25/07 08:25 2 pgs
Fees:13.00 Taxes:1110.00
20070525-0062329

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF MAY, 2007.

Notary Public

MY COMMISSION EXPIRES: 3-21-09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary Bowers	**SAME**	**143-6-A-55CO**
(NAME)	(NAME)	
612 Valley Trace Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, Grantor,, **Merrily Anne Wilkinson, as Trustee of The Grant Robert Wilkinson Living Trust dated February 5, 2001, the owner of a one-half (1/2) undivided interest in the property hereinafter described; and as Trustee of The Merrily Anne Wilkinson Living Trust dated February 5, 2001, the owner of a one-half (1/2) undivided interest in the property hereinafter described**, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Gary Bowers**, unmarried, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land lying in Davidson County, Tennessee, more particularly described as follows:

Lot No. 21 on the Plan of Harpeth Trace Estates, Phase II, as of record in Book 5200, pages 556-558, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Grant R. Wilkinson, Trustee of The Grant Robert Wilkinson Living Trust dated February 5, 2001 by quitclaim deed recorded as Instrument No. 20010215-0014698, the said Grant R. Wilkinson having died June 13, 2006 and Merrily Anne Wilkinson having thereafter assumed the duties of Trustee under said Trust as reflected in Paragraph 2 of the Certificate of Trust recorded April 9, 2007, as Instrument No. 20070409-0041579; and to Merrily Anne Wilkinson, Trustee of The Merrily Anne Wilkinson Living Trust dated February 5, 2001 by quitclaim deed recorded as Instrument No. 20010215-0014699. As the current acting Trustee under both of the aforesaid Trusts, Merrily Anne Wilkinson is vested with the full power to convey Trust assets including real property as set forth in the aforesaid Certificate of Trust for The Grant R. Wilkinson Living Trust and the Certificate of Trust for the Merrily Anne Wilkinson Living Trust recorded May 15, 2007, as Instrument No. 20070515-0058319, all of the aforesaid instruments having been recorded in the Register's Office for Davidson County, Tennessee.

Subject to current years taxes, restrictions, easements, covenants and/or rights of way of record in said Register's Office.

unimproved ☐

This is improved ☒ property. known as **612 Valley Trace Court, Nashville, TN 37221**
(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 24th day of May, 2007.

Merrily Anne Wilkinson, Trustee for the Merrily Anne Wilkinson Living Trust

Merrily Anne Wilkinson, Trustee for the Grant R. Wilkinson Living Trust

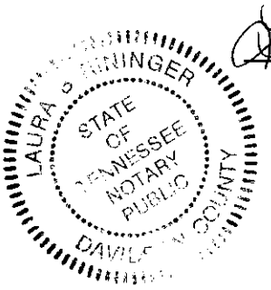
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Merrily Anne Wilkinson, as Trustee for the Grant R. Wilkinson Living Trust dated February 5, 2001 and as Trustee for the Merrily Anne Wilkinson Living Trust dated February 5, 2001, the bargainor, 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 in her capacity as Trustee for said Trusts for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 24TH DAY OF MAY, 2007.

Commission expires: 3-21-09



Laura B. Runinger

Notary Public