File No. 20070176

WARRANTY DEED

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

My Commission Expires NOV. 22, 2008

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,000.00

Kari Michelle Mullins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MAY, 2007.

Notary Public

MY COMMISSION EXPIRES: 11-22-08
(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
Kari Michelle Mullins	First Horizon Home Loan Corporation d/b/a First Tennessee Home Loans	108-4A-69.00 CO
(NAME)	(NAME)	
208 Fitzpatrick Place	1555 W. Walnut Hill Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Irving, TX 75038	
(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, Bryan S. Bowman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kari Michelle Mullins, an unmarried woman, 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. 14 on the Plan of Larchwood, Phase 2, Section 2 of record in Plat Book 9700, Page 530, as further revised in Book 9700, Page 627, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Bryan S. Bowman by deed from Jack Williams Construction Co., Inc., dated April 7, 1999 and recorded on April 9, 1999 in Record Book 11426, page 531, Register's Office, Davidson County, Tennessee.

Peggy McKenzie executed this instrument on behalf of Bryan S. Bowman pursuant to a Power of Attorney of record in Instrument No. 20070604 0065952, Register's Office, Davidson County, Tennessee.

Subject to Declaration of Covenants, Conditions and Restrictions of record in Book 8067, page 792; Book 8150, Page 765; Book 8495, Page 747; Book 10715, Page 162; Book 10940, Page 499; Book 11448, Page 741; and Instrument No. 200106250067106, said Register's Office.

Subject to Charter of record in Book 8376, Page 933, and Book 10715, Page 160, said Register's Office.

Subject to Open Space Deed of record in Book 8400, Page 677, and Book 8543, Page 303, said Register's Office

unimproved ☐

This is improved ☒ property, known as 208 Fitzpatrick Place, 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 30th day of May, 2007.

Bryan S Bowman by Peggy McKenzie AIF
Bryan S. Bowman BY: Peggy McKenzie, Attorney-in-Fact

Davidson County DEEDWARR
Recvd: 06/04/07 11:07 2 pgs
Fees:13.00 Taxes:525.40

20070604-0065953

File No. 20070176

STATE OF TENNESSEE

COUNTY OF SUMNER

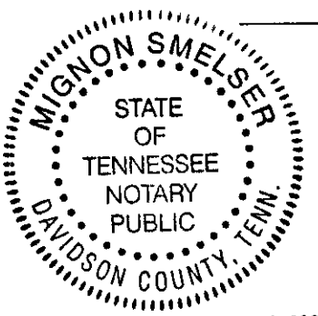
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Peggy McKenzie with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of Bryan S. Bowman as his Attorney in Fact as the free act and deed of the within named Bryan S. Bowman.

Witness my hand and official seal this 30th day of May, 2007.

Commission expires:

11-22-08

Notary Public



My Commission Expires NOV. 22, 2008