Davidson County DEEDWARR
Recvd: 07/19/07 14:35 4 pgs
Fees:23.00 Taxes:740.00
20070719-0086059

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jerry A. Kennon, a notary public for this county and state, Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

JERRY A. KENNON
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY, TENN.

My Commission Expires: My Commission Expires MAR. 27, 2010

WARRANTY DEED

THIS INDENTURE, made and entered into this 13th day of July, 20 07, by and between **ANGELINA J. BOWES F/K/A ANGELINA J. PEREZ and JAMES M. BOWES,** party of the first part, and Tyler T. Muesch and Amy L. Muesch, husband and wife party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the City of NASHVILLE, County of DAVIDSON, State of Tennessee, to wit:

BEING Lot No. 61, on the Plan of Revision One Section Two Lenox Village as shown by plat of record in Instrument No. 20020731-0091827, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to the party of the first part by warranty deed of record under instrument number 200310030146464 in the Register's Office of DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever. And the said party of the first part does hereby covenant with the said party of the second part that she is lawfully seized in fee of the aforedescribed real estate; that she has a good right to sell and convey the same; that the same is unencumbered, except for City of NASHVILLE and County of DAVIDSON realty taxes for the year 20 07, and subdivision restrictions, building lines and easements of record in Plat Book * xxPagexxxx, in the said Register's Office; and that the title and quiet possession thereto she will warrant and forever defend against the lawful claims of all persons.

* Instrument No. 200207310091872

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Angelina J Bowes F/K/A Angelina J Perez

ANGELINA J. BOWES F/K/A ANGELINA J. PEREZ

James M Bowes

JAMES M. BOWES

STATE OF Wisconsin

COUNTY OF Milwaukee

BEFORE ME, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **ANGELINA J. BOWES F/K/A ANGELINA J. PEREZ**, to me known to be the persons described in, and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed and for the purposes therein contained.

WITNESS my hand and Notarial Seal at Office this 16th day of March, 2007.

Lynette Duggan

Notary Public

My commission expires: 4-11-10

STATE OF Tennessee

COUNTY OF Rutherford

BEFORE ME, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **JAMES M. BOWES**, to me known to be the persons described in, and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed and for the purposes therein contained.

WITNESS my hand and Notarial Seal at Office this 21 day of March, 2007.

Janet J. Oglesby

Notary Public

My commission expires: 3/15/08

JANET OGLESBY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 03/15/2008
COUNTY OF RUTHERFORD

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $ 200,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 13th day of July, 2007.

Christopher Jackson

Notary Public

My commission expires: Aug. 20, 2007

CHRISTOPHER JACKSON
Notary Public At Large
RUTHERFORD COUNTY, TN

Property Address: **7708 PORTER HOUSE DRIVE, NASHVILLE, TN 37211**

Tax Parcel Number: 173-09-0-A-068.00

Name and address of property owner, and mail tax bills to:

Taylor, Bean, & Whitakder Mortgage COrp
1417 North Magnolia Ave
Ocala, FL 34475

This instrument was prepared by, and after recording, return to:

Cumberland Title
216 Centerview Drive, Ste. 139
Brentwood, TN 37027

New Owner:

Tyler T. and Amy L. Muesch
7708 Porterhouse Drive
Nashville, TN 37211