WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/13/07 12:46 2 pgs
Fees:13.00 Taxes:1628.00

20070813-0096553

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JUNE, 2007.

Notary Public

MY COMMISSION EXPIRES: 5/24/08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steve Bowman	Steve Bowman	Map 144-10
(NAME)	(NAME)	
2156 Timberwood Drive	2156 Timberwood Dr	Parcel 49
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville TN 37215	
(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, **DOUG EMCH AND WIFE, MARTI EMCH**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEVE BOWMAN AND WIFE, JENNIFER BOWMAN,** 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. 67 on the Plan of Chickering Valley of record in Plat Book 2331, page 121, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Doug Emch and wife, Marti Emch, by deed from Josephine Barringer Smith and husband, John Anthony Gaeto, III, of record in Instrument #20040524-00608044, said Register's Office.

This conveyance is subject to (a) 2007 real property taxes; (b) all matters appearing on the plan of record in Book 2331, page 121, said Register's Office; and (c) restrictive covenants of record in Book 2542, page 25, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2156 Timberwood Drive, Nashville, Tennessee 37215

(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 15 day of June, 2007.

Doug Emch by David Smith, atty in fact
Doug Emch by David Smith, Attorney in Fact

Marti Emch by David Smith, atty in fact
Marti Emch by David Smith, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of June, 2007, before me personally appeared David Smith, to me known to be the person who executed the foregoing instrument on behalf of Doug Emch and Marti Emch and acknowledged that he executed the same as the free act and deed of Doug Emch and Marti Emch.

Witness my hand and official seal at Nashville, Tennessee this 15 day of June, 2007.

Commission expires:

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN Exp. 11/24/07

Notary Public