Davidson County DEEDWARR
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Fees:13.00 Taxes:497.28

20080509-0048028

File No. 280301286

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF May, 2008.

Notary Public

MY COMMISSION EXPIRES: 02/26/2012

(AFFIX SEAL)

Lisa Hodges
State of Tennessee
Notary Public
County of Sumner

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
505 E. Main Street
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julie J. Smith	VanDyk Mortgage	Map 075-14-0-087.00
(NAME) 8213 Terry Lane	(NAME) 401 Hall St. SW Suite 209 #88	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Grand Rapids, MI 45903	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Robert Stephen Bowen and wife, Jody Bowen and Eve Bowen Bramlette, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Julie J. Smith unmarried, hereinafter called the grantee(s), HER 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. 40 on the Plan of Hermitage Estates, Section 4, as of record in Book 3700, Page 148, Register's Office for said County.

Being the same property conveyed to **Thelma C. Woodliff and Robert Stephen Bowen** by Deed dated April 28, 1975 from **Robert E. Bowen and wife, Jimmie B. Bowen** of record in Deed Book 4911, page 818, Register's Office for said County. Per Affidavit of Heirship in 200202150020407 and 200202150020406 Thelma C. Woodliff died intestate November 21, 1981 and her only heir being her child Jimmie B. Bowen. Jimmie B. Bowen died intestate April 23, 2000. Her only heirs being her two children Eve Bowen Bramlette and Robert Stephen Bowen.

Jody Bowen joins in this conveyance to convey any and all rights she may have in this property.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 8213 Terry Lane, Hermitage, TN 37076
(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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hands this 2nd day of May, 2008.

Jody Bowen

Robert Stephen Bowen

Robert Stephen Bowen

Eve Bowen Bramlette by Robert Stephen Bowen, her attorney in fact

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Robert Stephen Bowen and wife, Jody Bowen the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 2nd Day of May, 2008.

Commission expires:

10-12-08

Notary Public

Kimie Perry
State of Tennessee Notary Public
Wilson Co.

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Robert Stephen Bowen, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Eve Bowen Bramlette, as her Attorney In Fact, under Power of Attorney bearing Inst. No. 20080509004802 7, Register's Office, Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Eve Bowen Bramlette, under said Power of Attorney.

Witness my hand and official seal at office in Wilson, Tennessee, this the 2nd Day of May, 2008.

My Commission Expires:
10-12-08

Notary Public

Kimie Perry
State of Tennessee Notary Public
Wilson Co.

File Number: 280301286

RETURN TO:
Cumberland Title
505 E. Main Street
Hendersonville, TN 37075