File Box 8

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 101,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **2nd** DAY OF **September, 2008** Notary Public MY COMMISSION EXPIRES: 5/23/2009 (AFFIX SEAL)

DEBORAH GAIL JOHNSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires May 23, 2009

WARRANTY DEED

This Instrument Prepared By:

Commerce Union Title, LLC

100 Bluegrass Commons Blvd. Suite 2110, Hendersonville, TN 37075

File # 08-080041

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Bowins and Donna L. Bowins	Suntrust Mortgage Inc	**052130A03300CO**
(NAME) **2738 Penn Meade Drive**	(NAME) 1001 Semmes Ave	
(ADDRESS) **Nashville,TN 37214**	(ADDRESS) Richmond VA 23224	
(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, **Cynthia Coffee, unmarried** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James A. Bowins and spouse Donna L. Bowins,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TN**, DESCRIBED AS FOLLOWS, TO-WIT:

A Condominium Apartment in Davidson County, Tennessee, Being Unit No. 33 of River Glen Phase One horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6900, Page 671 and shown as Exhibit "C" to the Mater deed of Record in Book 7566, Page 571, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

BEING THE SAME PROPERTY CONVEYED BY QUIT CLAIM DEED FROM PAUL COFFEE TO CYNTHIA COFFEE AS RECORDED ON THE 30TH DAY OF MAY, 2008 IN INSTRUMENT NO. 20080530-0055028 AND WARRANTY DEED FROM HILDA C. HILL A/K/A REMEGILDA CEDENO HILL AND EDNA M. CALDWELL TO CYNTHIA D. COFFEE AS RECORDED ON THE 20TH DAY OF JULY, 2005 IN INSTRUMENT NO. 20050720-0084521, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to: Taxes for 2008, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6900, page 671 and shown as Exhibit "C" to the Master Deed of record in Book 7566,page571; The provisions of the condominium Master Deed of record in Book 7566, page 571, Doc. No. 20040915-0111299, Doc. No. 20040915-0111301, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **2738 Penn Meade Drive, 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.

Davidson County DEEDWARR
Recvd: 09/04/08 13:16 2 pgs
Fees:13.00 Taxes:373.70

20080904-0090791

IN WITNESS WHEREOF, this instrument has been executed on this the **2nd** day of **September, 2008**.

Cynthia Coffee

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **Cynthia Coffee**, who I am acquainted, or proved on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Wilson County, Tennessee, this 9/02/2008.

NOTARY

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
November 7, 2011

MY COMMISSION EXPIRES: