File No. 280800980

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF AUGUST, 2008.

Notary Public

MY COMMISSION EXPIRES: 11-22-08

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 09/08/08 09:53 2 pgs
Fees:13.00 Taxes:347.80
20080908-0091532

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Stewart Title of Tennessee, Inc.
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Kimberly M. Cotton | New South Federal Savings Bank | 080-12-0-077.00 |
| (NAME) 3207 Briarwick Dr. | (NAME) 210 Automation Way | |
| (ADDRESS) Nashville, TN 37218 | (ADDRESS) Birmingham, AL 35210 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in 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, William N. Bowers Jr., and wife, Kathleen E. Bowers, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto Kimberly M. Cotton, an unmarried woman, hereinafter called the grantees, 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. 105, Bordeaux Hills Addition, as shown on plat of record in Plat Book 4460, Page 9, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to William N. Bowers, Jr. et ux Kathleen Bowers by Deed from Raymond Robinson Jr. et ux Martha E. Robinson of record in Book 5516, Page 511, dated October 17, 1979 and filed for record on October 19, 1979, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth per Plat Book 4460, Page 9, Register's Office for Davidson County, Tennessee.

Covenants, Conditions and Restrictions as set forth in Book 4495, Page 859, Register's Office for Davidson County, Tennessee.

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 3207 Briarwick Dr., Nashville, TN 37218
(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, HER 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, HER 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. 29th of August, 2008

William N. Bowers Jr.

Kathleen E. Bowers

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named William N. Bowers Jr.and Kathleen E. Bowers 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. 8/29/08

Commission expires: June 20, 2011

Notary Public

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**File Number: 280800980**

**RETURN TO:**

Stewart Title of Tennessee, Inc.
100 Bluegrass Commons Blvd., Suite 102
Hendersonville, TN 37075