Return to:
Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20090050559 DEEDWARR
Recvd: 07/27/09 14:36 2 pgs
Fees:13.00 Taxes:654.90
20090727-0070312

WARRANTY DEED

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES APRIL 14, 2012

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$177,000.00**

Heather A Jowers
Affiant

Subscribed and sworn to before me, this the 22nd day of July, 2009.

Notary Public

My commission expires:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
James D. Hoag	**Guaranty Trust Company**	**095-07-101**
245 Blue Hills Drive	**316 Robert Rose Drive**	
Nashville, TN 37214	**Murfreesboro, TN 37129**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Heather A. Jowers, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James D. Hoag, an unmarried man

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. 46 on the Plan of Merry Oaks, as of record in Book 1835, Pages 67 & 68, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Charles H. Jowers, Jr. and wife, Heather A. Jowers, by Warranty Deed from John W. Lee and wife, Rhonda E. Lee, dated April 30th, 1997, of record in Book 10442, Page 587, Register's Office for Davidson County, Tennessee. The said parties having since divorced by Final Decree of record in File No. 05D-329 and Electronic Minute Book No. 5804/1861629, Fourth Circuit Court for Davidson County, Tennessee. The said property was further conveyed to Heather A. Jowers, by Quitclaim Deed from Charles H. Jowers, Jr., dated April 4th, 2005, of record in Instrument No. 20050426-0046292, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s)herein.

This is Improved (X) unimproved (_) property, known as: **245 Blue Hills Drive, Nashville, TN 37214**

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 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 my hand this **22nd** day of **July, 2009.**

Heather A Jowers
Heather A. Jowers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Heather A. Jowers,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **22nd** day of **July, 2009.**

Notary Public



My Commission Expires: 2/24/13