BILL GARRETT, Davidson County
Trans:T20090071167 DEEDWARR
Recvd: 10/20/09 08:46 2 pgs
Fees:13.00 Taxes:399.23
20091020-0096738

This Instrument Prepared by:
Legends Title Services, LLC
155 Legends Drive, Suite O
Lebanon, Tennessee 37087

ADDRESS NEW OWNER:
Caesar Harris IV & Kimika Thorpe
1800 South Hamilton Road
Nashville, TN 37218

SEND TAX BILL TO:
Quicken Loans, Inc.
20555 Victor Pkwy.
Livonia, MI 48152

MAP 080-04
GROUP
PARCEL 043.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Daniel J. Bowling, unmarried,** has this day bargained and sold, and does hereby transfer and convey unto **Caesar Harris IV and Kimika Thorpe, Tenants in common by full right of survivorship,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Newton Cannon's Subdivision of Block No. 4 in G.T. Sheegog's Subdivision at Bordeaux of record in Plat Book 547, Page 185, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning on the southeasterly margin of South Hamilton Road at the corner of Lots Nos. 12 and 1; thence westerly along the southeasterly margin of said road, 30 feet to the point of a curve; thence along said curve, 74 feet to the northeasterly margin of Doak Avenue, thence southeasterly along the northerly margin of Doak Avenue, 153 feet 6 inches to the southwesterly line of a Lot conveyed to James Andrews by deed of J.J.Mann and wife, and of record in Book 888, page 723, said Register's Office, thence northeasterly along said Andrews' line, 90 feet to the southeasterly corner of Lot No. 12; thence northwesterly with the line between Lots Nos. 12 and 13 181 feet; more or less, to the beginning.

Being the same property conveyed to Daniel J. Bowling, unmarried by deed from Secretary of Housing and Urban Development of record as Instrument No. 20080825-0087010, in the Register's Office for Davidson County, Tennessee, dated August 15, 2008.

This is improved property known as **1800 South Hamilton Road Nashville, TN 37218.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2009 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to

any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 547, page 185, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 8 th day of October, 2009

Daniel J. Bowling

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Daniel J. Bowling,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 8 th day of October, 2009.

NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $107,900.00.

AFFIANT

Subscribed and sworn to before me this the 8 th day of October, 2009.

NOTARY PUBLIC

My Commission Expires: