Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

File No. 291000438

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF NOVEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) MY COMMISSION EXPIRES OCTOBER 20, 2013

BARBARA T. HODGE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
1604 Westgate Circle, Suite 3
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dawna Marti	The Mortgage Bank of Arkansas	151-01-OA-139.00
(NAME) 3212 Newington Cove	(NAME) 11501 Huron Lane	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Little Rock, AR 72211-1846	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20090082844 DEEDWARR
Recvd: 12/08/09 09:30 2 pgs
Fees:13.00 Taxes:492.10
20091208-0112144

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, **Brenda Grant Bowman and husband, Rexford Neil Bowman**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Dawna Marti, **a single woman**, 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:

BEING Lot No. 139 on the Plan of Chatham Pointe, as shown by plat of record in Plat Book 6900, Pages 444-447, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Brenda Grant Bowman and husband, Rexford Neil Bowman by Warranty Deed from Deyanne Alma Smith, unmarried and filed for record in Instrument No. 20040106-0001922, Register's Office for said County.

This conveyance is subject to all matters as set forth on the plat of record in Plat Book 6900, Pages 444-447, Register's Office of said County.

Sewer Line Easements as shown of record in Book 7748, Pages 440 & 444, and Book 9698, Page 104, Register's Office for said County.

Water Line Easement as shown of record in Book 7748, Page 493 and Book 9698, Page 51, Register's Office for said County.

Charter of Chatham Pointe's Homeowner's Association, Inc. as shown of record in Book 7597, Page 977, Register's Office for said County.

QuitClaim Deed to Homeowner's Association as shown of record in Book 7683, Page 718, Register's Office for said County.

Subject to Homeowner's Association Dues.

By-Laws as shown of record in Book 8679, Page 446, Register's Office for said County.

Restrictive Covenants of record in Book 7358, Page 656 and amended in Book 7538, Page 792, Book 7599, Page 812 and Book 8667, Page 381, Register's Office of said County.

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 3212 Newington Cove, Antioch, TN 37013
(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), HER 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), 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 24 day of November, 2009.

Brenda Grant Bowman
Brenda Grant Bowman

Rexford Neil Bowman
Rexford Neil Bowman

STATE OF Georgia
COUNTY OF Floyd

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Brenda Grant Bowman 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 24th day of Nov, 2009.
Commission expires: 11-13-12

Brenda L Tropp
Notary Public

BRENDA L TRAPP NOTARY PUBLIC FLOYD COUNTY, GA

STATE OF Georgia
COUNTY OF Floyd

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Rexford Neil Bowman 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 24th day of Nov, 2009.
Commission expires: 11-13-12

Brenda L Tropp
Notary Public

BRENDA L TRAPP NOTARY PUBLIC FLOYD COUNTY, GA

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