WARRANTY DEED

State of Tennessee)
County of Davidson)

10-02-004-D

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $353,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25th day of February, 2010

Notary Public

My Commission Expires: 3/12/2011 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20100011789 DEEDWARR
Recvd: 03/01/10 10:43 2 pgs
Fees:13.00 Taxes:1306.10
20100301-0015252

BRENDA R. LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
FRANK DENVER BOWERS AND JENNIFER TEMPLETON BOWERS	FIFTH THIRD MORTGAGE CO	118-1
(NAME) 1013 Gilmore Avenue	(NAME) 5001 KINGSLEY DR	192.00
(ADDRESS) Nashville, TN 37204	(ADDRESS) Cincinnati, OH 45227	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **BUCKHEAD PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **FRANK DENVER BOWERS AND WIFE, JENNIFER TEMPLETON BOWERS**, hereinafter called the Grantee(s), 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. 69, on the Plan of Re-Subdivision of Lots 69 & 70 of Montrose Place,** of record in Book 3500, Page 1, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEGINNING at a monument on the easterly margin of 11th Avenue, South and extending eastwardly along an alley 55.0 feet to a monument which is the common corner of Lots 69 and 70; thence northwardly 160.0 feet along the common border of Lots 69 and 70 to a point in the southerly margin of Gilmore Avenue which is the common corner of Lots 69 and 70; thence eastwardly 30.0 feet along the margin of Gilmore Avenue to a monument; thence southwestwardly around a curve 39.27 feet to a monument in the easterly margin of 11th Avenue, South; thence 135.0 feet along the easterly margin of 11th Avenue, South to the point of BEGINNING.

BEING the same property conveyed to CORNERSTONE INVESTMENTS, INC., by Substitute Trustee's Deed, dated June 2, 2009, of record in Instrument No. 20090618-0057041, Register's Office for Davidson County, Tennessee. Previously Quitclaimed from Darlene Smith to Darlene Johnson and husband, Bruce Johnson, Sr., dated March 3, 2006, of record in Instrument No. 20060313-0028922, said Register's Office. SUBSEQUENTLY, CORNERSTONE INVESTMENTS, INC., A CORPORATION, conveyed by Quitclaim Deed to BUCKHEAD PROPERTIES, LLC, A LIMITED LIABILITY COMPANY, dated June 25, 2009, of record in Instrument No. 20090625-0059303, said Register's Office.

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.

BEING unimproved ☐
Improved ☒ property known as: **1013 Gilmore Avenue, Nashville, TN, 37204.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, its hands, this 25th day of February, 2010

BUCKHEAD PROPERTIES, LLC,
A TENNESSEE LIMITED LIABILITY COMPANY

By:_____
LANE WALLACE, MEMBER

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **LANE WALLACE**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the MEMBER of **BUCKHEAD PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** the within named bargainor(s), and that he as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such officer.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of February, 2010.

My Commission Expires: 01/03/11

_____
Notary Public