WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100015144 DEEDWARR
Recvd: 03/15/10 14:15 2 pgs
Fees:13.00 Taxes:397.75
20100315-0019475

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$[illegible]~~ $107,500.00

X Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of March, 2010.

Notary Public

MY COMMISSION EXPIRES: 3-28-10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Greater Nashville Title and Closing Company, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
W. Richard Baisden	Prime Lending	
(NAME)	(NAME)	
1525 Ocoee Trail	18111 Preston Rd Ste 900	063-02-0-101.00
(ADDRESS)	(ADDRESS)	
Madison, Tn 37115	Dallas TX 75252	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Jayson Bowers and Brandi Bowers, as husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard W. Baisden and Naomi S. Baisden, as husband and wife, 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:

Being land in Davidson county Tennessee, being Lot No. 163 on the Plan of Nawakwa Hills Powwow Addition, Section 5, as of record in Plat Book 974, Page 26, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jayson Bowers, an unmarried man from Michael D. Oakley and wife, Amy Ross Oakley by Warranty Deed of record as Instrument Number 20030206-0016505 in the Register's Office for Davidson County, Tennessee. The said Jayson Bowers is now married.

This conveyance is subject to property taxes for the year 2010 and subsequent years, also subject to The Plan of Nawakwa Hills, Powwow Addition Subdivision, Section 5 of record in Plat Book 974, Page 26, Register's Office for Davidson County, Tennessee which plan shows an Owner's Certificate, certain notes, minimum building setback lines, if any, as may be set forth thereon. Further subject to Agreement for Dedication of Easement for Sanitary Sewers and/or Strom Drainage in favor of Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 8081, Page 827, Register's Office for Davidson County, Tennessee, and further subject to Restrictive Covenants of record in Book 7667, Page 264, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1525 Ocoee Trail, Madison, TN 37115
(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, their 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, 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 our hands this 9th day of March, 2010.

Jayson Bowers

Brandi Bowers

STATE OF TENNESSEE

COUNTY OF Davidson

On this 9th day of March, 2010, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jayson Bowers and Brandi Bowers,*** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed. *** as husband and wife**

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
3-20-10

Notary Public, Deanie L. Gregory

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY