Return to: Bridgehouse Title
342 Cool Springs Blvd. Ste 202
Franklin, TN 37067

(1)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100037291 DEEDWARR
Recvd: 06/18/10 14:41 2 pgs
Fees:13.00 Taxes:3422.50
20100618-0047759

CAROL L. McARTHUR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires July 25, 2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $925,000.00

Coleen Newcomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF JUNE, 2010

Carol L. McArthur
Notary Public

MY COMMISSION EXPIRES: July 25, 2012
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
1ST United Title and Escrow, Inc., 4811 Lebanon Road, Suite 107, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mathew P. Willis	New owner	117-13-B-140.00C0
(NAME)	(NAME)	
910 Bowring Park		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **FirstBank**, a Tennessee Banking Corporation, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew P. Willis and wife, Lindsay Hanna Willis**, 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. 910 on the Final Plat of Abbottsford, Phase 2, a Planned Unit Development, Revision 1, as of record in Instrument 200105020044874, revised in Instrument 200203050027572, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to First Bank, a Tennessee Banking Corporation, by Successor Trustee's Deed from Charles S. Sanger, as Successor Trustee of record in Instrument 201003090018093, Register's Office for Davidson County, Tennessee, dated March 5, 2010. And being the same property conveyed to Dan E. Harrell and wife Kathleen G. Harrell by deed from Akers Custom Homes, Inc. of Tennessee of record in Instrument 200403230032797, Register's Office for Davidson County, Tennessee, dated March 19, 2004.

This conveyance is subject to the following: Taxes for the year 2010, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters shown on the Plan of record in Instrument 200105020044874, revised in Instrument 200203050027572, corrected in Instrument 200208280104512; Restrictions of record in Book 6537, Page 303, amended in Book 6575, page 509 and Book 6578, page 302; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of Abbottsford of record in Book 8106, Page 1, amended in Book 8627, page 254, Book 9381, page 876, Book 10458, page 810, Instrument 200103300030930, supplemented in Instrument 200105020045152, re-recorded in Instrument 200105140049648; Declaration of Restrictive Covenants and Reciprocal Easements in Book 6478, page 177, amended in Book 6530, page 242; Dedication of common areas in Instrument 200412140148658; Charter of Incorporation of HOA in Book 6548, page 213; A subdivision Plat of the Frank R. Leu Property in Book 6250, page 418; Easement for water line easements in Book 1286, page 690, Book 1037, page 572 and Book 5128, page 953; Metropolitan Ordinances BL2000-545 and B12000-546 of record in Minute Book 61, page 295; Easement for gas service in Bok 7272, page 746; Easement for underground utility in Book 8643, page 272; Storm water detention agreement in Book 6555, page 328 and Instrument 200104250040838; Easement Agreement in Instrument 200710170123289; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 910 Bowring Park, Nashville, TN 37215
(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 my hand this 17th day of June, 2010

Joey Allison for FirstBank

Joey Allison, Vice President

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Joey Allison with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is the Vice President of FirstBank, the within named bargainor, and that he is authorized by FirstBank, to execute this instrument on its behalf.

Witness my hand and official seal at Murfreesboro, Tennessee, this 17th day of June, 2010

Notary Public

My Commission Expires: 3.7.2011

GIB VANDERHEYDEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY