WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,000.00

Christopher Dumas
Affiant

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

Notary Public:

MY COMMISSION EXPIRES: 11/7/12
(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Christopher Dumas	NEW OWNER	Parcel ID:
2606 Clifton Ave.		08107034200
Nashville, TN 37209		

FOR AND IN 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

Larry Bowers, married

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Christopher Dumas , married
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 Lot No. 93 on the Map of Cephas Woodard's Subdivision of Lots Nos. 5 and 6 of the Woodard Plan, of record in Book 161, page 174, Register's Office for Davidson County, Tennessee.

Said Lot No. 93 fronts 50 feet on the westerly side of 12th Avenue North, and runs back between parallel lines 115 feet to an alley.

BEING the same property conveyed to Larry Bowers by deed from Mary Neal Greenlee and Barbara McWilliams and Doris Lee and Luther Kirkpatrick, of record in Instrument 20030206-0016802, dated January 2, 2003, Register's Office for said County.

This conveyance is made subject to: (1) 2010 taxes, which have been assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 161, Page 174, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1907 12th Ave. North, Nashville, TN 37208

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 9th day of July, 2010.

Larry Bowers
Larry Bowers

BILL GARRETT, Davidson County
Trans: T20100042584 DEEDWARR
Recvd: 07/12/10 12:14 2 pgs
Fees: 13.00 Taxes: 92.50

20100712-0054517

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Larry Bowers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of July, 2010.

My Commission Expires: 11/7/12

Notary Public

PATRICIA NICHOLLS
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY, TENN.