WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100048593 DEEDWARR
Recvd: 08/06/10 10:20 2 pgs
Fees:13.00 Taxes:665.63
20100806-0062010

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $179,900.00. ($179,900.00)

Affiant

Subscribed and sworn to before me this 27th day of July, 2010.

Notary Public
My Commission expires: 01/07/2013
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Rebecca Sullins	Regions Bank d/b/a Regions Mortgage	114-00-0-033.01
7785 Old Charlotte Pike	2050 Parkway Office Circle	
Nashville, TN 37209	Birmingham, AL 35244	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Eli Bowe, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Rebecca Sullins, an unmarried woman**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land lying in the 8th Civil District of Davidson County, Tennessee, being a part of Lot No. 5 of the Elijah Robertson Lands, as of record in Plan Book 1, page 48, Chancery Court at nashville, described according to a survey made by T.R. Sanford, Surveyor, August 8, 1962, as follows:

Beginning at a point in the center of Charlotte Pike, at the center of Lot 2, 3, 4 and 6, on said plan, being Jordan's northwest corner and being 17 feet westerly from a point opposite an old fence line; thence with the line between said Lots 3 and 5; southwardly 334 feet to an iron pin; thence South 71 degrees 20 minutes west 125 feet to an iron pin; thence northwardly 334 feet to an iron pin in said pike; thence with same, North 71 degrees 20 minutes East 125 feet to the beginning.

Being the same property conveyed to Eli Bowe, unmarried, by deed from Elizabeth D. Sager and husband, Mark R. Sager, on September 24, 2002, of record in Instrument Number 20020926-0117327, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Plan Book 1, page 48, Chancery Court of Nashville, Tennessee.
- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

This is improved property known as: **7785 Old Charlotte Pike, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 July 27, 2010.

Eli R. Bowe 7/27/10
Eli Bowe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Eli Bowe, unmarried** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 27, 2010

My commission expires 8/23/11

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY