# Warranty Deed

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|  | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $229,900.00.<br>Ashley Lauren Canipe<br>Affiant<br><br>Subscribed and sworn to before me, this the 12th day of May, 2011.<br>Notary Public<br><br>My commission expires: JULY 8, 2013 |

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**202 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Shannon David Canipe<br>Ashley Lauren Canipe | Fifth Third Mortgage Company | Map: 083-14-0 |
| 1806 Boscobel St | 5001 Kingsley Drive<br>MD: 1MOCBQ | Parcel: 323.00 |
| Nashville, TN 37206 | Cincinnati, OH 45227 | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **WILLIAM BOWERS, A SINGLE MAN, AND LYNNE BOWERS, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHANNON DAVID CANIPE AND ASHLEY LAUREN CANIPE, HUSBAND AND WIFE**, 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. 56 on the Plan of Edgefield Land Company's First Subdivision of record in Plat Book 57, Page 130, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William E. Bowers, a single man and Lynn Bowers, a single woman by deed from Lynn A. Noe, NKA Lynn Noe Clark of record as Instrument No. 20100322-0020950, in the Register's Office for Davidson County, Tennessee, dated March 19, 2010.

Being the same property conveyed to Lynn A. Noe by quitclaim deed from Jason E. Noe of record as Instrument No. 20060117-0006007, in the Register's Office for Davidson County, Tennessee, dated January 13, 2006.

Being the same property conveyed to Jason Noe and wife, Lynn Noe by deed from John A. Phillips, married of record in Book 11295, page 653, in the Register's Office for Davidson County, Tennessee, dated January 13, 2006.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1806 Boscobel St, Nashville, TN 37206.

LB WB

BILL GARRETT, Davidson County
Trans:T20110028792 DEEDWARR
Recvd: 05/13/11 15:51 2 pgs
Fees:13.00 Taxes:850.63
20110513-0036990

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 12th day of May, 2011.

William E. Bowers
William Bowers

Lynne Bowers
Lynne Bowers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 12th day of May, 2011.

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013