WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th day of May, 2011 Notary Public MY COMMISSION EXPIRES: 7-3-12 (AFFIX SEAL)

Return TO:
Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

KELLY LYNN CAUGHAN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Todd Lincoln	Sumner Bank and Trust	01700003700
(NAME)	(NAME)	
6020 Lickton Pike	255 Indian Lake Blvd	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Hendersonville, TN, 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, **Roberta Bowen**, widow, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Todd Lincoln and wife, Kristi Lincoln**, 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:

Land in Davidson County, Tennessee, being Lot No. 1 on the Final Plat of Trent L. Dorris Property of record in Book 6050, page 328, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Roberta Bowen and husband, Emory Bowen, by Warranty Deed from Roger Bowen, dated July 13, 2005, and filed of record in Instrument Number 20050714-0051925 , Register's Office of Davidson County, Tennessee. Emory Bowen having since died November 28, 2010

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 6020 Lickton Pike, Goodlettsville, TN 37072

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, has 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.

BILL GARRETT, Davidson County
Trans:T20110030476 DEEDWARR
Recvd: 05/23/11 11:06 2 pgs
Fees:13.00 Taxes:514.30
20110523-0039237

Witness our hands this **12th** day of **May, 2011**

Roberta Bowen

Roberta Bowen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Roberta Bowen**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

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

Kelly Ann Callaghan

Notary Public

My commission expires: 7/3/12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON