Prepared By & Return To:
Clarity Title, LLC
815 Loretta Drive
Goodlettsville, TN 37072
11-0115

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2nd DAY OF June, 2011.

Notary Public

Commission Expiration: 4/20/2015

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Sharon Bowers William N. Bowers 849 Curtis Drive Nashville, TN 37207	Sharon Bowers William N. Bowers 849 Curtis Drive Nashville, TN 37207	033130A03400 C0

WARRANTY DEED

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,

Hidden Springs Development, LLC

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sharon Bowers, married, and William N. Bowers, unmarried, joint tenants with rights of survivorship

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. 34 on the Plan of Hidden Springs, Phase Two, A Plat of Record in Instrument Number 20061101-0135726, Register's Office for Davison County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Hidden Springs Development, LLC from George Dunn Contractors, Ltd by deed dated 07/08/2004 filed for record on 07/15/2004 in Instrument No. 20040715-0084906, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is improved property known as: 849 Curtis Drive, Nashville, Davidson, Tennessee, 37207.

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 2nd day of June, 2011

John Gill

BILL GARRETT, Davidson County
Trans:T20110033921 DEEDWARR
Recvd: 06/07/11 09:08 2 pgs
Fees:13.00 Taxes:666.00
20110607-0043436

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public in and for said County and State, personally appeared **John Gill**, with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the **Authorized Agent of Hidden Springs Development, LLC**, the within named bargainor, a corporation, and that he/she as such Agent, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as Agent.

Witness my hand and official seal at office this 2nd day of June, 2011

Notary Public

Commission Expiration: 4/20/15

