WARRANTY DEED

File #11072481

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$136,000.00~~ 132,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of August, 2011.

Notary Public

MY COMMISSION EXPIRES: 4-12-12

(AFFIX SEAL)

Realty Title and Escrow Co., Inc.
808 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg A
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Jonathan L. Bowman	US Bank Home Mtg	
(NAME)	(NAME)	
8225 Gordan lane	1550 American Blvd East	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Bloomington MN 55425	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **C & S Renovations Group, LLC.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jonathan L. Bowman** , HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN TN COUNTIES COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot 130, Hermitage Estates, as shown on Plat of record in Plat Book 3300, Page 70 and 71, in the Register's Office for Davidson County, TN, to which Plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to C & S Renovations Group, LLC by deed of record in Instrument No. 20110622-0047708, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for the year 2011, a lien, not yet due or payable. Any and all matters as set forth in plat of record in Plat Book 3300, Page 70 and 71, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **8225 Gordan lane, Hermitage,TN,37076**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

BILL GARRETT, Davidson County
Trans:T20110047220 DEEDWARR
Recvd: 08/03/11 09:51 2 pgs
Fees:13.00 Taxes:488.40
20110803-0059572

Witness our hands this 1st day of August, 2011.

C & S Renovations Group, Inc.

By: Sheralyn Dix, President

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Sheralyn Dix, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the President of C & S Renovations, LLC, the within named bargainor, a limited liability company, and that she as such President, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as President.

Witness my hand and official seal at office, this 1st day of August, 2011.

Commission expires:

8/16/14

Vanessa E Allen
Notary Public

VANESSA E. ALLEN
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TN

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg. A
Murfreesboro, TN 37130