BILL GARRETT, Davidson County
Trans:T20110059360 DEEDWARR
Recvd: 09/23/11 14:49 2 pgs
Fees:13.00 Taxes:237.54
20110923-0073971

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Melanie Beach
1352 Timber Valley Drive
Nashville, TN 37214

MORTGAGEE
Branch Banking and Trust
301 College Street
Greenville, SC 29601

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 108-16-0
PARCEL 314.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) 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, **Norman Bowlby and Roberta Bowlby, Trustees for the Revocable Bowlby Living Trust, dated May 9, 2001,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Melanie Beach, unmarried,** 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:

Being Lot No. 77B on the Plan of Percy Priest Woods, Section Two, Zone Lot Division, Lots Nos. 77 and 79, of record in Plat Book 6250, Page 582, amending Plat Book 5800, Page 259, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Norman Bowlby and Roberta Bowlby by Warranty Deed from Jana-Kai Evans, Trustee, dated April 25, 2000 and filed of record in Instrument No. 20000426-0041258, Register's Office for Davidson County, Tennessee.

Being the same property further conveyed to Norman Bowlby and Roberta Bowlby, Trustees, or their successors in trust, under the revocable Bowlby Living Trust, dated May 9, 2001, and any amendments thereto, by Warranty Deed from Norman Bowlby and wife, Roberta Bowlby, dated May 9, 2001 and filed of record in Instrument No. 20010529-0055359, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 5984, Page 865; Amended in Book 6020, Page 270; Restrictive Covenants of record in Book 6093, Page 392; Amended in Book 6353, Page 307 and in Book 6560, Page 667, easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 5800, Page 259 and amended in Book 6250, Page 582, Register's Office for Wilson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **1352 Timber Valley Drive Nashville, TN 37214.**

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 our hands this 16th day of September, 2011.

Norman Bowlby and Roberta Bowlby,
Trustees for the Revocable Living Trust,
Dated May 9, 2001

By: Norman Bowlby, Trustee
Norman Bowlby, Trustee

By: Roberta Bowlby, Trustee
Roberta Bowlby, Trustee

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Norman Bowlby and Roberta Bowlby, Trustees for the Revocable Bowlby Living Trust, dated May 9, 2001, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of September, 2011.

Janel L Johnson
NOTARY PUBLIC

JANEL L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 3/2/15

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $64,200.00.

Melanie Beach
AFFIANT

Subscribed and sworn to before me this 16th day of September, 2011.

NOTARY PUBLIC

DEAN ROBINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 1-2-12