WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110073060 DEEDWARR
Recvd: 11/18/11 11:00 2 pgs
Fees:13.00 Taxes:332.63
20111118-0090367

LaTarce McAdoo
State of Tennessee
Notary Public
My Comm. Exp. 3/8/2014
Davidson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF NOVEMBER, 2011.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Box 13
#16678

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shannon Wingo	People's Home Equity	165-14-12
(NAME)	(NAME)	
4661 Chutney Drive	213 Ward Circle Suite 201	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Brentwood, Tn 37027	
(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, WE, Donald Bowers and wife, Joann G. Bowers, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shannon Wingo, 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. 306, Peppertree Forest, Section Seven, of record in Book 7900, page 322, 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 Donald Bowers and wife, Joann G. Bowers by Warranty Deed from Paul Brian Bowers and wife, Marcia Scott Bowers dated 07/11/11 and recorded in Instrument Number 20110727-0057442, Register's Office for Davidson County, Tennessee. Previously conveyed toPaul Brian Bowers and wife, Marcia Scott Bowers by Warranty Deed from William D. McCluskey and wife, Tracy L. McCluskey, f/k/a Tracy L. Massey, of record in Book 11498, Page 389, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Peppertree Forest, Section Seven, of record in Book 7900, page 322, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Book 8491, Page 559, Book 7982, Page 736, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Donald Bowers and Joann G. Bowers by Adam Helton as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. *_____, in the Register's Office for Davidson County, Tennessee.

*20111118-0090360

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 4661 Chutney Drive, Antioch, TN 37013

(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.

Witness our hands this 17th day of November, 2011.

Donald Bowers by Adam Helton atty in fact

Donald Bowers, By: Adam Helton Attorney in Fact

Attest: Joann G. Bowers by Adam Helton atty in fact

Joann G. Bowers, By: Adam Helton Attorney in Fact

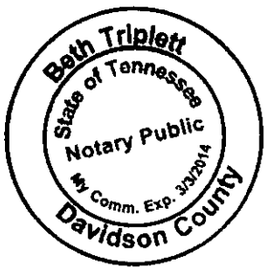
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 17th day of November 2011 before me personally appeared Adam Helton , the person who executed the foregoing instrument on behalf of Donald Bowers and wife, Joann G. Bowers, and acknowledged that he executed the same as the free act and deed of the said Donald Bowers and wife, Joann G. Bowers, through Power of Attorney granted October 27, 2011 by the said Donald Bowers and wife, Joann G. Bowers.

Witness my hand and official seal at Franklin, Tennessee this 17th day of November, 2011.

Commission expires:



Notary Public