WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/07/12 13:26 3 pgs
Fees:18.00 Taxes:344.10
20120307-0020056

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

12-02-006

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2nd day of March, 2012

Notary Public

My Commission Expires: 09/09/14 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
HUMPHREYS STREET PARTNERS	"New Owner"	105-7
c/o Barbara Moutenot		
(NAME)	(NAME)	61.00, 62.00 & 63.00
1702 Cedar Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **ARDEN DENNIS BOWMAN, JR**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **HUMPHREYS STREET PARTNERS**, hereinafter called the Grantee(s), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

See Attached "Exhibit A"

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☐ property known as: **483, 485, 487 Humphreys Street, Nashville, TN, 37203.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, my hand, this 2nd day of March, 2012.

Arden Dennis Bowman Jr
ARDEN DENNIS BOWMAN, JR

STATE OF Tennessee)
COUNTY OF Jefferson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ARDEN DENNIS BOWMAN, JR**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Dandridge, TN, this 5th day of March, 2012.
City State Day Month

MARY JAYNE LAMB NOTARY PUBLIC AT LARGE JEFFERSON COUNTY

My Commission Expires: 1-24-16

Mary Jayne Lamb
Notary Public

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Brooke Smith
Brooke Smith

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Brooke Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 09/09/14

Peter Weiss
Notary Public

EXHIBIT "A"

TO

LEGAL DESCRIPTION

TRACT I (483 HUMPREYS STREET, NASHVILLE, TN 37203)
Being the west 23 feet of Lot No. 28 and the East 3 feet of the north 140 feet of Lot No. 27 on the Map of Houston, Humphrey & Martin's Addition to Nashville, as of record in Book 36, page 117, Register's Office for Davidson County, Tennessee, also in Minute Book "D", page 129 of the Chancery Court at Nashville and described as follows:

Beginning at a point in the southerly margin of Humphreys Street 23 feet east of the corner of Lots Nos. 27 & 28; thence southerly, parallel with the line between said lots, 150 feet to the north margin of an alley; thence, with the margin of same westerly 23 feet to a point at the corner of Lots Nos. 27 and 28; thence with the line between said lots northerly 10 feet to a point; thence at right angles westerly 3 feet to a point; thence northerly, parallel with the line between said Lots 27 and 28, 140 feet to the south margin of Humphreys Street, thence with the margin of same easterly 26 feet to the beginning.

TRACT II (485 & 487 HUMPHREYS STREET, NASHVILLE, TN 37203)
Two tracts of land in Davidson County, Tennessee, being Lot No. 26 and part of Lot No. 27 on the Map of Humphreys, Houston & Martin's Addition to South Nashville, as of record in Book 36, page 117, Register's Office for Davidson County, Tennessee, aslo of record in Plan Book 1, page 35, of the Chancery Court at Nashville and described as follows:

Lot No. 26 fronts 50 feet on the southerly side of Humphreys Street and runs back between parallel lines 150 feet to an alley.

Part of Lot 27 described as follows:

Beginning on the southerly margin of Humphreys Street at the corner of Lots Nos. 26 and 27; thence with the line between said two lots, southwardly 150 feet to the northerly margin of an alley; thence with said alley eastwardly 50 feet to the corner of Lots Nos. 27 and 28; thence with the line between said two lots, northwardly 10 feet; thence westwardly 3 feet; thence northwardly 140 feet to the southerly margin of Humphreys Street, thence with said Street, westwardly 47 feet to the beginning.

BEING the same property conveyed to Arden Dennis Bowman, Sr., Arden Dennis Bowman, Jr. and Mark Collier Bowman, Sr. by deeds from Arden Dennis Bowman, Sr. administrator of the Estate of Gaynelle Hollingsworth Bowman, Arden Dennis Bowman, Sr., Arden Dennis Bowman, Jr. and Mark Collier Bowman, Sr., individually to Arden Dennis Bowman, Sr., Arden Dennis Bowman, Jr. and Mark Collier Bowman, Sr. of record in Book 11745, Page 74 and Book 11745, Page 78, said Register's Office. Subsequently Arden Dennis Bowman, Sr. died intestate and his interest vested in his heirs-at-law Arden Dennis Bowman, Jr. and Mark Collier Bowman, Sr. by Operation of Law. Then Arden Dennis Bowman, Jr. and Mark Collier Bowman, Sr. as Co-Administrators of the Estate of Arden Dennis Bowman, Sr. and individually conveyed all their interest to Arden Dennis Bowman, Jr., by Deeds, of record in Instrument No. 20080529-0054722 and 20080529-0054723, Register's Office for Davidson County, Tennessee.