BILL GARRETT, Davidson County
Trans:T20120031016 DEEDWARRSP
Recvd: 04/27/12 15:51 2 pgs
Fees:13.00 Taxes:3052.50
20120427-0036315

THIS INSTRUMENT PREPARED BY:
Hugh W. Entrekin
TUNE, ENTREKIN & WHITE, P.C.
17th Floor, Regions Center
315 Deaderick Street
Nashville, Tennessee 37238
(615) 244-2770

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $825,000.00.

AFFIANT

Subscribed and sworn to before me, this 27th day of April, 2012.

NOTARY PUBLIC

My Commission Expires: 01-06-2014

ANN HALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

Address New Owners as Follows:
Gary Robert Bowie, et ux
P.O. Box 198807
Nashville, TN 37219

Send Tax Bills To:
SAME

Map-Parcel Number:
Map 93-2-3
Parcel 164

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Carolyn N. Tune ("Grantor"), an unmarried person, does hereby bargain, sell, transfer and convey unto **Gary Robert Bowie and wife, Melody Anne Malloy** (collectively "Grantee") their successors and assigns, real property located in Davidson County, Tennessee and more particularly described as follows:

Being Part of Lot. 41 on the Plan of the Original Plan of Nashville, not of record, being part of the Dower Tract, as shown on the plan of the lands of Dr. John Water, deceased as of record in Minute Book "J", page 747, County Court of Davidson County, Tennessee.

Beginning on the westerly margin of Third Avenue, North 31 feet south of the southerly margin of Bank Alley; thence with said Avenue southwardly 28-1/2 feet; thence at right angles to Third Avenue North west 174 feet, more or less, to the easterly margin of an alley; thence with said alley northwardly 28-1/2 feet; thence at right angles to said alley eastwardly 174 feet to the beginning.

Being the same real property conveyed to Dr. Robert S. Norman, Carolyn N. Norman, Seth W. Norman and Julian Norman by deed of Williams Ginsberg and wife Evelyn Ginsberg of

record in Book 2296, page 15, Register's Office for Davidson County, Tennessee. Dr. Robert S. Norman and wife Katherine S. Norman having since conveyed a one fourth undivided interest in the subject property to Jack Norman, Jr. by deed of record in Book 5112, Page 758, said Register's Office; Julian Norman having since conveyed his one fourth undivided interest in the subject property to Jack Norman, Sr. by deed of record in Book 5660, Page 805, said Register's Office and Jack Norman, Sr., and wife Carrie S. Norman having since conveyed such one fourth undivided interest to Barbara K. Norman by deed of record in Book 6312, Page 659, said Register's Office and Barbara K. Norman having conveyed half of her interest to Jack Norman, Jr. by deed of record in Book 9622, Page 771, said Register's Office. Seth W. Norman having conveyed his one fourth undivided interest in the subject property to Carolyn N. Tune, being one and the same person as Carolyn N. Norman, and Jack Norman, Jr. and wife Barbara K. Norman having since conveyed their interest to Carolyn N. Tune by instrument number 200510180125745, Register's Office for Davidson County, Tennessee, vesting Carolyn N. with 100% ownership of the subject property.

This is improved property known as 213 3rd Avenue North, Nashville, TN 37201.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their successors and assigns, forever.

AND **Carolyn N. Tune** does hereby covenant with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except for current years taxes which are being prorated and assumed by Grantee.

AND **Carolyn N. Tune** does further covenant and bind herself, her heirs, representatives and assigns to warrant and forever defend the title to said land to the said Grantee, their successors and assigns against the lawful claims of all persons claiming by through or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, this Special Warranty Deed has been executed this 27 day of April, 2012.

Carolyn N. Tune

Carolyn N. Tune

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared **Carolyn N. Tune** with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), the within named bargainor, and who upon oath, acknowledged and that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 27 day April.

Ann Hall

Notary Public

My Commission Expires: 01-06-2014.

ANN HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 6, 2014