BILL GARRETT, Davidson County
Trans:T20120042847 DEEDWARR
Recvd: 06/11/12 11:23 2 pgs
Fees:13.00 Taxes:333.64

20120611-0050783

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $90,171.85 (Ninety Thousand One Hundred Seventy One).

AFFIANT

Subscribed to and sworn before me this 18th day of May, 2012.

NOTARY PUBLIC MY COMMISSION EXPIRES: (NOTARY SEAL)

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires JAN. 7, 2013

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC
2309 Crestmoor Road, STE 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Vicki Bomer Bowers 123 Rhine Drive Madison, TN 37115	Bank of America, NA P.O. Box 961206 Fort Worth, TX 76161	04214005500

WARRANTY DEED

FOR AND IN 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, **MARILEE MORRISON-MADURO, UNMARRIED,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **VICKI BOMER BOWERS, UNMARRIED,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

LAND in Davidson County, Tennessee, being all of Lot No. 71 on the plan of Sherry Heights, Section III, according to survey and plat of same appearing of record in Book 2331, Page 126 and 127, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
SAID Lot No. 71 fronts 99.4 feet on the easterly side of Rhine Drive and runs back between lines 327.0 feet on the northerly line and 312.0 feet on the southerly line to a broken line in the rear measuring 153.2 feet thereon.
INCLUDED IN THE ABOVE DESCRIPTION, BUT EXCLUDED FROM THIS CONVEYANCE is a parcel of land which is a part of Lot No. 71 conveyed to the State of Tennessee by deed executed by Eugene Bingham and wife Mary J. Bingham dated July 8, 1966, recorded in Book 4036, Page 602, Register's Office for said county.

Being the same property conveyed to Marilee Morrison-Maduro and Joe D. Maduro, as tenants in common with right of survivirship by deed from Marilee Morrison- Maduro of record in 20030923-0140311 and Joe D. Maduro having conveyed his interest to Marilee Morrison-Maduro by deed in 20080619-0063323, Marilee Morrison-Maduro having conveyed a 1/2 undivided interest to Vicki Bowers by deed in 20080822-0086742.

***The within named Grantee hereby agree to assume and promise to pay the unpaid balance of a certain trust deed dated September 12, 2003, and filed for record on September 23, 2003 at 9:06 a.m. , in the Office of the Register of Deeds of Davidson County, Tennessee, in Instrument Number 20030923-0140312, and note of even date thereby secured, in the original principal amount of $106,000.00 payable to Countrywide Bank, a Division of Treasury Bank, N.A. and assigns Mortgage Electronic Registration Systems, Inc., which debt the Grantee herein assume and agree to pay as part payment of the purchase price. ***

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **123 RHINE DRIVE** **MADISON,TN37115**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this 18th day of May, 2012

Marilee Morrison-Maduro

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 18th day of May, 2012, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Marilee Morrison-Maduro** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 18th day of May, 2012.

Notary Public

Commission Expires:

JEFFREY M. GRISIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 7, 2013