Book 29

WARRANTY DEED

KIMBRA R. ROUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 9, 2016

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JUNE, 2012.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Randall Weber	Regions Bank dba REgions Mortgage	182060a25200co
(NAME)	(NAME)	
8220 Ramstone Way	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Birmingham, AL ,35244	
(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, Erika S. Bowden, F/K/A Erika Dawn Snow and husband Christopher M. Bowden, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark Randall Weber and wife, Kristi Marie Sipola-Weber, 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:

Land in Davidson County, Tennessee, being Lot No. 172 on the Plan of Old Hickory Hills Phase Two-Section Three, of record in Instrument No. 20040420-0044507 and corrected in Instrument No. 20041021-0126628, Register's Office for Davidson County, Tennessee, to which plat reference is made for more complete details of said lot.

Being the same property conveyed to Erika Dawn Snow, unmarried, by Warranty Deed dated May 22, 2007, from Miranda Kirk n/k/a Miranda Kirk Martin and husband, Richard Michael Martin of record in Instrument No. 20070523-0061482, Register's Office for Davidson County, Tennessee. Erika Dawn Snow is now known as Erika S. Bowden.

This instrument is executed on behalf of Erika S. Bowden by Christopher M. Bowden as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20120618-0053395, in the Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 8220 Ramstone Way, 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.

BILL GARRETT, Davidson County
Trans:T20120044957 DEEDWARR
Recvd: 06/18/12 15:53 2 pgs
Fees:13.00 Taxes:525.40
20120618-0053396

Witness my hand this 15th day of June, 2012.

Erika S. Bowden, By: Christopher M. Bowden,
Attorney in Fact her attorney infact

Christopher M. Bowden

STATE OF TENNESSEE
COUNTY OF Rutherford

On this June 15, 2012 before me personally appeared Christopher M. Bowden, the person who executed the foregoing instrument on behalf of Erika S. Bowden, and acknowledged that he executed the same as the free act and deed of the said Erika S. Bowden, through Power of Attorney granted him by the said Erika S. Bowden.

Witness my hand and official seal at Franklin, Tennessee this 15th day of June, 2012.

Commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christopher M. Bowden, 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 Franklin, Tennessee this 15th day of June, 2012.

Commission expires:

Notary Public