Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT1206 00410

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20120056537 DEEDWARR
Recvd: 08/01/12 10:43 2 pgs
Fees:13.00 Taxes:349.65
20120801-0067831

ADDRESS NEW OWNER:
Ruth L. Lyman
259 Collier Ave.
Nashville, TN 37211

SEND TAX BILL TO:
Owner or Lender
Fifth Third Mortgage Company
5001 Kingsley Dr.
Cincinnati, OH 45227
MAP/Parcel: 119-14-0-008.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Horace Lansing Bowling and wife, Lacey K. Bowling,** has this day bargained and sold, and does hereby transfer and convey unto **Ruth L. Lyman, and unmarried woman,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 27, Block E, on the Plan of Woodbine Courts, Part II, not of record, and described as follows:

Beginning at a point in the southerly margin of Collier Avenue at the corner of Lots 27 and 28; thence with the margin of said Avenue, easterly 75 ft. to the common corner of Lots 26 and 27; thence with the line between said lots, southerly 155.5 ft. to the corner of Lots 3, 4, 26 and 27; thence with the line between Lots 3 and 27, westerly 75 ft. to the corner of Lots 2, 3, 27 and 28; thence with the line between said Lots 27 and 28, northwardly 155.5 ft. to the point of beginning.

Being the same property conveyed to Horace Lansing Bowling and Lacey K. Bowling by Deed from Calista Jackson, a widow of record in Book 6984, page 414, Register's Office for Davidson County, Tennessee, dated September 18, 1986.

This is improved property known as: **259 Collier Ave., Nashville, Tennessee 37211**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2012 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters, as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 30th day of July, 2012

Horace Lansing Bowling

Lacey K. Bowling

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Horace Lansing Bowling and Lacey K. Bowling,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 30th day of July, 2012.

GREG CLARKE NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY My Commission Expires January 4, 2014

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $94,500.00.

AFFIANT

Subscribed and sworn to before me this the 30th day of July, 2012.

NOTARY PUBLIC

My Commission Expires: _____

GAIL C. VICTORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: September 9, 2014