PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
104 Woodmont Blvd., Suite 100
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Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20120057688 DEEDWARR
Recvd: 08/03/12 15:46 3 pgs
Fees:18.00 Taxes:617.90
20120803-0069320

W & I Ref: DM Title No: 51369

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Joshua David Minton 5109 Meta Court Nashville, Tennessee 37221	same address as new owner

TAX MAP-PARCEL NUMBERS: 16102014100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$167,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael E. Bowen, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Joshua David Minton, an unmarried person**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davison County, Tennessee, Being Lot No. 33 on the Plan of McMurray Place Section Two of record in Book 5200, page 440, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael E. Bowen, by Warranty Deed from Stephen e. Reed and Sara Reed, dated May 2, 2005 and recorded on May 4, 2005 of record in doc. No. 20050504-0050070, Register's Office for Davidson County, Tennessee.

Amy E. Connor Bowen, spouse of Michael E. Bowen, joins in this conveyance solely to convey any all marital interest in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2012, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200 Page 440, said Register's Office, which Plan shows a 20 foot minimum building setback line from Meta Court and a 10 foot easement for public utility and drainage purposes along the rear line of said lot. And a 2.5 x 25 foot utility anchor easement located on the northwesterly front corner of said lot. Restrictions contained in instruments of record in Book 5939, page 231, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Michael E. Bowen and Amy E. Connor Bowen by Robert Dean Bowen pursuant to a Power of Attorney executed by them on the 20th day of July, 2012, of record in Instrument No. 20120803-0069319, Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as: 5109 Meta Court, Nashville, Tennessee 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 25th day of July, 2012 .

Michael E. Bowen by Robert Dean Bowen, Atty-in-Fact

Michael E. Bowen By: Robert Dean Bowen, Atty-in-Fact

Amy E. Connor Bowen by Robert Dean Bowen Atty-In-Fact

Amy E. Connor Bowen by Robert Dean Bowen, Atty-In-Fact

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $167,000.00

Affiant

Sworn and subscribed before me this 25th day of July, 2012

Notary Public

My Commission Expires: 8/16/14

JANE GRAZER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD CO.

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named , **Robert Dean Bowen** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Michael E. Bowen and Amy E. Connor Bowen** , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 25th day of July, 2012

Notary Public

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

EXHIBIT "A"

To
Warranty Deed

FROM: Michael E. Bowen

TO: Joshua David Minton

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Robert Dean Bowen

Robert Dean Bowen, Affiant

Sworn to and subscribed before me this 25th day of July, 2012

Notary Public

My Commission Expires:_____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015