THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 30839-09-2012** File Bo x9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $459,500.00. Affiant Subscribed and sworn to before me this 5th day of October, 2012. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Adrian L. LeMaster 2003 Lombardy Avenue Nashville, TN 37215	Peoples State Bank of Commerce 7122 Nolensville Rd. Nolensville, TN 37135	Map and Parcel No.: 117 070 04400

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Emily R. Bowden, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Adrian L. LeMaster, unmarried*** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

* and Michael F. Walton, unmarried, as tenants in common

This is improved property located at 2003 Lombardy Avenue, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 5th day of October, 2012.

Emily R. Bowden

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Emily R. Bowden**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of October, 2012.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

BILL GARRETT, Davidson County
Trans:T20120079272 DEEDWARR
Recvd: 10/18/12 11:02 2 pgs
Fees:13.00 Taxes:1700.15

20121018-0095638

EXHIBIT "A"

Land in Davidson County, Tennessee, being part of Lot No. 14 on the Plan of the A. B. Montgomery Land as of record in Plan Book 1, page 22, Chancery Court of Nashville. Being part of Lots Nos. 38, 39 and 40 of Block "A" on the Map of Walter Stokes Home Place Subdivision, as of record in Book 974, page 92, Register's Office for said County, described according to a survey made by Hal R. Swann, Jr., Surveyor, April 30, 1949, and more fully described as follows:

Beginning on the southerly margin of Lombardy Avenue at the northeast corner of the property conveyed to Walter S. Blankenship by deed from Robert H. Perry and wife, of record in Book 1284, page 283, said Register's Office; thence with Blankenship's easterly line southerly 203 feet to an iron pin, Blankenship's southeast corner; thence eastwardly 150 feet to an iron pin; thence northwardly 178.7 feet to an iron pin at the southerly margin of Lombardy; thence with said Avenue westwardly 100 feet to the beginning.

Being the same property conveyed to James Bowden and wife, Emily R. Bowden, by deed dated November 21, 2005, from James D. Chamblin II and wife, Rachel V. Chamblin, of record in Instrument No. 20051123-0141976, Register's Office for Davidson County, Tennessee. James William Bowden conveyed his interest in subject property to Emily Rash Bowden by quitclaim deed of record in Instrument No. 20110415-0029051, said Register's Office. James Bowden and James William Bowden are one and the same person. Emily R. Bowden and Emily Rash Bowden are one and the same person.

This conveyance is made subject to:

1. All matters appearing on the Plan of record as Book 1, page 22, Chancery Court of Nashville.
2. All matters appearing on the Plan of record as Book 974, page 92, Register's Office for Davidson County, Tennessee.
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4088, page 893, Register's Office for Davidson County, Tennessee.