RECORDING INFORMATION
BILL GARRETT, Davidson County Trans:T20130027235 DEEDWARR Recvd: 04/04/13 08:32 2 pgs Fees:13.00 Taxes:214.60 20130404-0033146

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064
Telephone: (615) 790-8116

File No: 00010829

MAP - PARCEL NO: 172-15-C-15.00

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
J. Womack Bowman	SAME	N/A
9002 Old Smyrna Road		
Brentwood, TN 37027		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **I, ANDRE JAECKLE, married**, have bargained and sold and by these presents do transfer and convey unto **J. WOMACK BOWMAN**, his heirs and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, bring Lot No. 15 on the plan of Phase One, Brentwood Knoll, as of record in Instrument No. 20080522-0052623, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being a portion of the property conveyed to Andre Jaeckle by Special Warranty Deed from Community South Bank, dated August 27, 2010, filed August 30, 2010, in Instrument No. 20100830-0068277, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 2816 Brentwood Knoll Court, Nashville, TN 37211.

THE PROPERTY CONVEYED HEREIN WAS NEVER THE PLACE OF RESIDENCE OF THE GRANTOR OR THE GRANTORS SPOUSE.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, his heirs and assigns forever.

AND I DO COVENANT with the said Grantee, his heirs and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2013 Davidson County property taxes are a lien, but are not yet due and payable.
2. Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20120416-0032221, Register's Office of Davidson County, Tennessee.
3. By-Laws appended as Exhibit "A" of record in Instrument No. 20120416-0032221, Register's Office for Davidson County, Tennessee.
4. All matters as shown on the Plan of record in Instrument No., 20080522-0052623, Register's Office for Davidson County, Tennessee.

5. Stormwater Detention Agreement of record in Instrument No. 20051230-0156498, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this the 3rd day of April, 2013.

ANDRE JAECKLE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ANDRE JAECKLE**, the bargainor, 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 seal, at office, on this 3rd day of April, 2013.

My Commission Expires:
12-06-16

Notary Public

DONNA L. SAVAGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is the sum of **$58,000.00**.

Affiant

SWORN TO and subscribed before me on this 3rd day of April, 2013.

My Commission Expires:
12-06-16

Notary Public

DONNA L. SAVAGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY