BILL GARRETT, Davidson County
Trans:T20130053437 DEEDWARR
Recvd: 06/24/13 15:21 4 pgs
Fees:23.00 Taxes:627.10
20130624-0064776

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value whichever is greater, for this transfer is $169,486.63.

Loy E. Bowman
AFFIANT

Subscribed and sworn to before me on the 21 **day of** June
2013

Louis W. Oliver III
NOTARY PUBLIC

My commission expires 02/06/2017

LOUIS W. OLIVER, III
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TN

THIS INSTRUMENT PREPARED BY:
LOUIS W. OLIVER, III
Attorney at law
105 Hazel Path
Post Office Box 1616
Hendersonville, TN 37077
Telephone: 824-9131

NEW OWNERS:	SEND TAX BILLS TO:	MAP & PARCEL
Loy E. Bowman, et ux	Same	MAP 75.08
114A Teelia Drive		PARCEL 141
Old Hickory, TN 37138		

WARRANTY DEED

WHEREAS, LOY E. BOWMAN and MALOIS U. BOWMAN (the "Grantees") are the owners and holders of a certain promissory note dated October 14, 2009 from STEPHEN M. DADD and wife, ELIZABETH H. DADD, (the "Grantor") to the Grantees, in the original principal amount of ONE HUNDRED EIGHTY-THREE THOUSAND AND NO/100 ($183,000.00) Dollars, which is secured by the deed of trust of record in Instrument No. 2009 1019-0096697, Register's Office for Davidson, County, Tennessee;

WHEREAS, the Grantor has agreed to make, and the Grantees have agreed to accept this conveyance in return for full and complete satisfaction of said promissory note and the release of said deed of trust.

NOW, THEREFORE, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantor, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, STEPHEN M. DADD, married, the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto LOY E. BOWMAN and wife, MALOIS U. BOWMAN, the Grantees, their heirs, [successors] and assigns a certain tract [parcel] of land in Davidson County, Tennessee described as follows:

> Being Lot No. 194 on the Plan of Highlands of Tulip Grove, Section 1, as of record in Plat Book 4675, page 26, Register's Office in Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to STEPHEN M. DADD, married, by Warranty Deed as Instrument No. 2009 1019-0096696, Register's Office for Davidson County, Tennessee.
>
> This is improved property, known as 644 Dutchmans Drive, Hermitage, Tennessee 37076

[This conveyance is made subject to:

1. 2013 taxes, which have been prorated and assumed by Grantee.
2. Restrictive covenants of record in the Register's Office for said County.
3. Matters shown on the Plan of record in Book 4675, Page 26, Register's Office for Davidson County.

   This is __improved property, known as 644 Dutchmans Drive, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD said tract [parcel] of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs, [successors] and assigns, forever; and Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the

same is unencumbered, except as otherwise herein set out; and Grantor does further covenant and bind himself, his heirs [successors] and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs [successors] and assigns, against the lawful claims of all persons whomsoever.

ELIZABETH J. DADD, the wife of STEPHEN M. DADD joins in this conveyance for the purpose of conveying all right, title and interest she may have in said property.

The Grantees execute this instrument for the sole purpose of agreeing that this conveyance is for the full and complete satisfaction of the herein described promissory note and release of the herein described deed of trust of record in Instrument No. 2009 1019-0096697, Register's Office for Davidson County, Tennessee..

WITNESS our hands this 21 day of June, 2013.

GRANTORS:

STEPHEN M. DADD

ELIZABETH J. DADD

GRANTEES:

LOY E. BOWMAN

MALOIS U. BOWMAN

STATE OF Tennessee
COUNTY OF Sumner

Personally appeared before me, the Undersigned, a Notary Public in and for said County and State, the within named STEPHEN M. DADD and ELIZABETH H. DADD, the Grantors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hendersonville, Tennessee, this 21 day of June, 2013.

Louis W Oliver III.
NOTARY PUBLIC

(SEAL)
My commission expires 02/06/2017



STATE OF Tennessee
COUNTY OF Sumner

Personally appeared before me, the Undersigned, a Notary Public in and for said County and State, the within named LOY E. BOWMAN and MALOIS U. BOWMAN, the Grantees, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hendersonville, Tennessee, this 21 day of June, 2013.

Louis W Oliver III.
NOTARY PUBLIC

(SEAL)
My commission expires 02/06/2017

