# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,500.00

Shirley M. Bowman
Affiant

Subscribed and sworn to before me, this 13TH DAY OF AUGUST, 2013.

Mary Birthright
Notary Public

MY COMMISSION EXPIRES:
11-3-15 (AFFIX SEAL)

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Shirley M. Bowman, Unmarried | Same as new owner (NAME) | 033030A10800CO |
| 108 Rolling Meadows Drive (ADDRESS) | (ADDRESS) | |
| Goodlettsville, TN 37072 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Michael T. Wilson and Katy L. Wilson, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Shirley M. Bowman, Unmarried, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 108 ON THE PLAN OF ROLLING MEADOWS, PHASE I, SECTION VI, OF RECORD IN PLAT BOOK 7900, PAGE 81, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL T. WILSON AND KATY L. WILSON BY WARRANTY DEED FROM THE ESTATE OF MILDRED MARSHALL OESER OF RECORD IN INSTRUMENT NO. 20121204-0111650, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 108 Rolling Meadows Drive, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 13th day of August, 2013.

BILL GARRETT, Davidson County
Trans:T20130070660 DEEDWARR
Recvd: 08/16/13 08:11 2 pgs
Fees:13.00 Taxes:371.85

20130816-0086171

**WARRANTY DEED**
(Continued)

Michael T. Wilson

Katy L. Wilson

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael T. Wilson and wife, Katy L. Wilson, husband and wife, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th day of August, 2013.

Notary Public

My Commission Expires: 11-3-15




(SEAL)

**RETURN TO:**
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072