

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 162,500.00

Carmen Coats
Affiant

Subscribed and sworn to before me, this 20th day of August, 2013.

J Brandon Miller
Notary Public

My commission expires: 9-9-2014

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
505 E MAIN STREET SUITE B
HENDERSONVILLE, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
CAROL LYNNE BOWERS	**NEW OWNER**	**08306019300**
6034 Robin Hill Road		
NASHVILLE, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

WILLIAM THOMAS CARR and WIFE, BETTY LEE CARR

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CAROL LYNNE BOWERS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the northerly 50 feet of Lot No. 1 on the Plan of the First Subdivision of Brownsville, as of record in Book 21, page 112, Register's Office for said County.Said northerly part of Lot No. 1 fronts 50 feet on the easterly side of Scott Avenue, and runs back between parallel lines, 200 feet to a dead line.

Being the same property conveyed to William Thomas Carr and wife, Betty Lee Carr by Warranty Deed from Buford E. Spurlock and wife, Aline F. Spurlock, dated 05/30/1975 recorded on 09/26//1975 in Book 4954 Pages 992-993 said Register's Office for said County.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 212 SCOTT AVE, NASHVILLE, TN 37206.

BILL GARRETT, Davidson County
Trans:T20130072759 DEEDWARR
Recvd: 08/22/13 14:26 2 pgs
Fees:13.00 Taxes:601.25

20130822-0088785

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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 in 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 20th day of August, 2013.

William Thomas Carr
WILLIAM THOMAS CARR

Betty Lee Carr
BETTY LEE CARR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, WILLIAM THOMAS CARR and BETTY LEE CARR, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of August, 2013.

Notary Public

My Commission Expires: 3-01-16

MARY ANNE HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY