WARRANTY DEED

R-NS-13-5527

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,500.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF August, 2013.

Notary Public

MY COMMISSION EXPIRES: 5-20-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Megan Bowden	First Community Mortgage, Inc.	
5527 Dory Drive	(NAME) 275 Robert Rose Drive,	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Murfreesboro, TN 37129	151-09-0B-213.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BRIAN S. BROWN AND NATALIE A. SANDERS, CO-TRUSTEES OF THE SILVER SPUR LIVING TRUST, WITH FULL POWER TO MORTGAGE, SELL, TRANSFER OR CONVEY WITHOUT THE JOINDER OF ANY BENEFICIARY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MEGAN BOWDEN, UNMARRIED AND ROBERT BOWDEN AND SHIRLENE BOWDEN, HUSBAND AND WIFE; AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP, hereinafter called the Grantee(s), 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. 192 ON THE PLAN OF LAKESIDE COVE AT PERCY PRIEST, PHASE 4 OF RECORD IN INSTRUMENT NO. 20070607-0068360, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO BRIAN S. BROWN AND NATALIE S. SANDERS, CO-TRUSTEES OF THE SILVER SPUR LIVING TRUST BY DEED FROM N.P. DODGE, JR., AS TRUSTEE UNDER THE TRUST AGREEMENT DATED THE 14TH DAY OF OCTOBER, 1985, AND KNOWN AS THE TRUST BETWEEN NATIONAL EQUITY, INC., A NEBRASKA CORPORATION AND N.P. DODGE, JR. OF RECORD AT INSTRUMENT NO. 20110222-0014550, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JANUARY 20, 2011 AND RECORDED ON FEBRUARY 22, 2011.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN INSTRUMENT NUMBER 20070607-0068360, INSTRUMENT NUMBER 20041105-0133677, BOOK 8175, PAGE 783, INSTRUMENT NUMBER 20040914-0110817, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 5527 Dory Drive, Antioch, Tennessee 37013
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20130076795 DEEDWARR
Recvd: 09/05/13 09:51 2 pgs
Fees:13.00 Taxes:693.75
20130905-0093594

Witness my/our hand(s) this 30th day of August, 2013.

The Silver Spur Living Trust

BY: _____, TRUSTEE
Brian S. Brown, Co-Trustee

BY: _____, Trustee
Natalie A. Sanders, Co-Trustee

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared Brian S. Brown and Natalie A. Sanders, Co-Trustees of The Silver Spur Living Trust, with full power to mortgage, sell, transfer or convey without the joinder of any beneficiary, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 30 day of August, 2013.

_____
Notary Public
My Commission Expires: 5-2014

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903