BOX 10-B

BILL GARRETT, Davidson County
Trans:T20130080852 DEEDWARR
Recvd: 09/18/13 11:35 2 pgs
Fees:13.00 Taxes:784.40
20130918-0098334

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$212,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31ST DAY OF Aug, 2013.

Notary Public

MY COMMISSION EXPIRES: **MAY 5, 2015**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROBERT DOLAN, ET UX	**ARDEN D. BOWMAN, JR.**	**146-07-0-008.00**
(NAME) **710 FARRELL ROAD**	(NAME) **828 RIVER ROAD**	
(ADDRESS) **NASHVILLE, TN 37220**	(ADDRESS) **KODAK, TN 37764**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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 ACKNOWLEDGED, WE, **ARDEN D. BOWMAN, JR. AND WIFE, JANETTA R. BOWMAN,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT DOLAN AND WIFE, BONNIE DOLAN,** 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 Lot No. 8 on the Plan of Creighton Meadows Subdivision, of record in Plat Book 2854, Page 48, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 8 fronts 265.0 feet on the westerly margin of Lambert Drive and runs back between lines measuring 238.77 feet on the northerly side and 144.75 feet on the southerly side to a dead line in the rear on which it measures 226.71 feet.

Being the same property conveyed to Arden D. Bowman, Jr. and wife, Janetta R. Bowman, by deed from Jean Thompson Foster, of record as Book 4942, page 874, dated August 15, 1975, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth on the plan of record in Plat Book 2854, Page 48; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7710, Page 79, and any and all other easements, conditions or restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **4935 LAMBERT DRIVE, NASHVILLE, TN 37220**
(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 **EXCEPT for that certain Deed of Trust executed by Arden D. Bowman, Jr. and wife, Janetta R. Bowman to Hugh Queener, Trustee to benefit Pinnacle National Bank,** of record as **Instrument No. 20020703-0079757 which the Grantees do hereby agree to pay** and no other encumbrance, 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 our hands this 16th day of September, 2013.

Arden D Bowman Jr
ARDEN D. BOWMAN, JR.

Janetta R. Bowman
JANETTA R. BOWMAN

STATE OF TENNESSEE
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Arden D. Bowman, Jr. and wife, Janetta R. Bowman**, the bargainors, 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 at office this 16th day of September, 2013.

My commission expires: ~~May 5, 2015~~
9/27/2015

JEAN M. RILEY
NOTARY PUBLIC AT LARGE
JEFFERSON COUNTY, TN

Jean Riley
Notary Public