BILL GARRETT, Davidson County
Trans:T20130081464 DEEDWARR
Recvd: 09/19/13 15:41 2 pgs
Fees:13.00 Taxes:1450.40
20130919-0099022

Warranty Deed

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC EXP. SEPT. 9, 2014 DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $392,000.00. Affiant Subscribed and sworn to before me, this the 18th day of September, 2013. Notary Public My commission expires: 9-9-2014

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Kristin R Golebiowski David M Saunders	Wells Fargo Bank, N.A.	
1709 Eastside Avenue	1525 W W T Harris Blvd.	094-02-0-061.00
Nashville, TN 37206	Charlotte, NC 28262-8522	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CAROL BOWERS, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KRISTIN R GOLEBIOWSKI AND DAVID M SAUNDERS, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 125 on the Plan of United Electric Railway Subdivision of record in Plat Book 161, Page 8, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 125 fronts 50.0 feet on the Northerly margin of Ashworth Avenue, now Eastside Avenue, and extends back between parallel lines 150.0 feet to an alley.

Being the same property conveyed to Carol Bowers, unmarried by Quitclaim Deed from Bravura Properties, LLC, a Tennessee Limited Liability Company of record at Instrument No. 20130416-0037990, dated April 16, 2013 and recorded on April 16, 2013, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bravura Properties, LLC by Special Warranty Deed (Corporation) from PennyMac Loan Services, LLC of record at Instrument No. 20130319-0027256, dated February 25, 2013 and recorded on March 19, 2013, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to PennyMac Loan Services, LLC by Trustee's Deed from Wilson & Associates, PLLC of record at Instrument No. 20120802-0068694, dated July 30, 2012 and recorded on August 02, 2012, in the Register's Office for Davidson

County, Tennessee. See also Appointment of Substitute Trustee filed in Instrument Number 20120618-0052982, said Register's Office.

Being the same property conveyed to Adrienne Steinmetz and husband, Paul Steinmetz by Quitclaim Deed from Adrienne Steinmetz and husband, Paul Steinmetz of record at Instrument No. 20060919-0115768, dated September 13, 2006 and recorded on September 19, 2006, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1709 Eastside Avenue, Nashville, TN 37206.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 18th day of September, 2013.

Carol Bowers

Carol Bowers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Carol Bowers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 18th day of September, 2013.

J. Brandon Miller

Notary Public

My Commission Expires: 9-9-2014