This Instrument Was Prepared By:

SMITH & HIRSCH, PLLC
3250 Dickerson Pike, Suite 121
Nashville, TN 37207

STATE OF TENNESSEE,
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $100,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of October, 2013.

Notary Public

My Commission Expires: 9/11/17

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Jerome Bowers **133 Hodge Court** **Nashville, TN 37218**	**SAME**	**Map 58-11** **Parcel 114**

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENT that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by **JEROME BOWERS**, an unmarried person, (hereinafter referred to as GRANTEE), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **TYREE BOWERS** and wife, **LINDA B. BOWERS**, (hereinafter referred as to as GRANTORS), have bargained and sold, and by these presents do transfer, convey, release and forever transfer to the GRANTEE, his heirs and assigns all rights, title, claim or demand of GRANTORS in a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto lying and being in Davidson County, Tennessee, and more particularly described as follows:

> Being lot(s) 154, as shown on the map entitled Section 2, Royal hills, of record as Plat book 4660, page 122, 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. 154 fronts 36.5 feet on the southwesterly margin of Hodge Court and extends back 155.76 feet on the northerly line and 154.32 feet on the southeasterly line to a dead line in the rear measuring 146.39 feet thereon.
>
> Being the same property conveyed to Tyree Bowers and wife, Linda B. Bowers by deed from Kensi C. Wilson, married, as the sole heir at law of Kenneth Crawford, of record in Instrument No.20120328-0026507, in the Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20130092595 DEEDWARR
Recvd: 10/29/13 13:24 2 pgs
Fees:13.00 Taxes:370.00
20131029-0112321

This is improved property commonly known as 133 Hodge Court, Nashville, Tennessee 37218.

This conveyance is subject to:

(1) Davidson County taxes for 2013, Map-Parcel 058-11-0-114;

(2) Matters shown on the Plan of record as Plat Book 4660, page 122, said Register's Office; and

(3) Restrictive Covenants contained in instrument of record as Book 4950, page 530, said Register's Office.

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, his heirs and assigns, forever, GRANTORS do covenant with the said GRANTEE that they 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 land to the said GRANTEE, his heirs and assigns against the lawful claims of all persons whomsoever. Whenever 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 28th day of October, 2013.

TYREE BOWERS

LINDA B. BOWERS

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned notary public in and for said County and State, the within named TYREE BOWERS and wife, LINDA B. BOWERS, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument (Warranty Deed) for the purposes therein contained.

WITNESS my hand and official seal at office in Nashville, Davidson County, Tennessee, this 28th day of October, 2013.

NOTARY PUBLIC

My commission expires:

CAROLYN PIPHUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JULY 5, 2016