THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31661-03-2014**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,230,000.00. Susan R. Zager Affiant Subscribed and sworn to before me this 31st day of March, 2014. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2018

WARRANTY DEED

Address New Owner: Catherine S. Bowles, Fred Kirk Bowles 2111 Hampton Avenue Nashville, TN 37215	**Send Tax Bills To:** PHH Mortgage 1 Mortgage Way Mount Laurel, NJ 08054	**Tax Information:** Map and Parcel No.: 117 060 11200

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Susan R. Zager, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Catherine S. Bowles and Fred Kirk Bowles, wife, and husband** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2111 Hampton Avenue, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Jeff Zager, spouse of Susan R. Zager, joins in the execution of this instrument for the purposes of conveying any marital interest he has in subject property.

BILL GARRETT, Davidson County
Trans:T20140023023 DEEDWARR
Recvd: 04/04/14 15:34 3 pgs
Fees:18.00 Taxes:4551.00
20140404-0028392

IN WITNESS WHEREOF, Grantor has executed this instrument on the 31st day of March, 2014.

Susan R. Zager

Jeff Zager

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Susan R. Zager and Jeff Zager**, 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, at office, this 31st day of March, 2014.

My Commission Expires:

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being the westerly 190 feet of Lot No. 20 and the easterly 10 feet of Lot No. 21 on the Plan of Hillsboro Heights, unrecorded, described according to a survey made by W. H. Southgate, Engineer, May ___, 1910, and more fully described in deed of record in Book 4405, page 480, Register's Office for said County.

Said parts of Lot Nos. 20 and 21 front 200 feet on the southerly margin of Hampton Avenue and extend back 365 feet between parallel lines to a dead line in the rear, measuring 200 feet thereon.

Being the same property conveyed to Susan R. Zager by deed dated May 1, 1990, from James M. Brakefield and wife, Carolyn R. Brakefield, of record in Book 8102, page 943, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2014, a lien, but not yet due and payable. Map and Parcel No. 117 060 11200.