BILL GARRETT, Davidson County
Trans:T20140027546 DEEDWARR
Recvd: 04/23/14 08:53 2 pgs
Fees:13.00 Taxes:475.45
20140423-0033972

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson (B)

The actual consideration or value, whichever is greater, for this transfer is 128,500.00

Affiant

Subscribed and sworn to before me, this 21st day of April, 2014.

Notary Public

My commission expires: 11-23-14

BONNIE J. CURRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
256 SEABOARD LANE SUITE E105
FRANKLIN, TN 37067

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
DONALD BRYAN GENE DERBY **LAUREN E. DERBY**	Magna Bank	**11911006000**
2703 MASHBURN ROAD	6525 Quail Hollow Rd, Ste 300	
NASHVILLE, TN 37210	Memphis, TN 38120	

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 ACKNOWLEDGE, WE,

DANIEL A. BOWEN and wife, JENNIFER E. BOWEN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DONALD BRYAN GENE DERBY and LAUREN E. DERBY, husband and wife

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, TN, BEING LOT NO. 72 ON THE PLAN OF MASHBURN HEIGHTS, OF RECORD IN PLAT BOOK 1835, PAGE 1, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO DANIEL A. BOWEN AND WIFE, JENNIFER E. BOWEN, BY WARRANTY DEED FROM STEVEN P. WEBB AND WIFE, JACQUELINE M. WEBB, DATED 11/15/2002 AND RECORDED ON 11/21/2002 IN INSTRUMENT NUMBER 20021121-0144710, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, IN THE AMOUNT OF $108,000.00.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 2703 MASHBURN ROAD, NASHVILLE, TN 37210.

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 in 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 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 my/our hand(s) this 21st day of April, 2014.

DANIEL A. BOWEN

JENNIFER E. BOWEN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, DANIEL A. BOWEN and JENNIFER E. BOWEN, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of April, 2014.

Notary Public

My Commission Expires: 11/26/17

Chris A. Fuentes
State of Tennessee Notary Public
Williamson County

Return to:
Realty Title
206A Cool Spgs Blvd, Ste 106
Franklin, TN 37067