WARRANTY DEED

STATE OF TENNESSEE,
COUNTY OF ~~Davidson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2014

Notary Public:

MY COMMISSION EXPIRES: January 11, 2016
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/01/14 11:10 3 pgs
Fees:18.00 Taxes:1054.50
20140701-0057628

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Timothy Elton Richards	Bancorp South	Parcel ID:
3091 Brookview Forest Dr.	PO Box 3356	180040B06400CO
Nashville, TN 37211	Tupelo, MS 38803	

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

Sharon Bowling and husband, Tigrett Tansil

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Timothy Elton Richards and spouse, Diana Richards

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. 49 on the Plan of Brookview Forest, Phase II, as of record in Instrument 20040629-0076755, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Sharon Bowling by Quitclaim Deed from Barry Hudson, of record in Isntrument 20071107-0131191, said Register's Office, dated October 13, 2007. See also deed of record in Instrument 20050713-0081071, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Instrument 20030829-0125803 amended in Instrument 20050505-0050962; Book 4428, Page 138; Book 4479, Page 448; Book 4276, Page 715; Book 4404, Page 947; and Instrument 20030829-0125803, said Register's Office.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20040629-0076755, said Register's Office; (3) Storm Water Detention Agreement of record in Instrument 20021007-0121969, Register's Office for said County; (4) Right of Way Easement of record in Book 8404, Page 676, Register's Office for said County.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3091 Brookview Forest Dr., Nashville, TN 37211

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, 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 30th day of June, 2014.

Sharon Bowling

Tigrett Tansil

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sharon Bowling, 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 and official seal at Nashville, Tennessee, this 30th day of June, 2014.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Sheri Engel
Signature

State of Tennessee
County of Williamson

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15

Amy Cross Nance
State of Tennessee Notary Public
Williamson County