WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June, 2014.

Notary Public

MY COMMISSION EXPIRES: 4/20/15
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20140047297 DEEDWARR
Recvd: 07/02/14 13:42 2 pgs
Fees:13.00 Taxes:566.10
20140702-0058354

TAMMY DUNCAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth R. Argraves	CMG MORTGAGE, INC.	Map 86-7
(NAME)	(NAME)	
1132 Jacksons View Road	#!c) CROW CANYON ROAD, STE 400	Parcel 23
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	san ramon, ca 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **JEFFREY BOWEN, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ELIZABETH R. ARGRAVES,*** 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:
*, a single woman

Land in Davidson County, Tennessee, being Lot No. 62 on the Plan of Jackson's Retreat, Phase 1, Section 2, of record in Plat Book 5200, pages 334 - 335, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jeffrey Bowen by deed dated March 1, 2005, from Anthony G. Silva and wife, April Silva, of record in instrument No. 20050307-0024907, said Register's Office. Melissa Bowen joins in executing this deed to convey any marital interest she may have in said property.

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Book 5200, pages 334 - 335, said Register's Office; and (c) restrictive covenants of record in Book 5676, page 67, Book 5741, page 360, Book 5745, page 283 and Book 5745, page 294, said Register's Office.

The previous deed of record inadvertently referred to this property being located in Wilson County in the legal description.

unimproved ☐

This is improved ☒ property, known as 1132 Jacksons View Road, Hermitage, Tennessee 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 30th day of June, 2014.

X _____
Jeffrey Bowen

X _____
Melissa Bowen

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 Jeffrey Bowen and Melissa Bowen, the bargainor, 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 and official seal at Nashville, Tennessee this 30th day of June, 2014.

Commission expires:

_____
Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015