BILL GARRETT, Davidson County
Trans:T20140047605 DEEDWARR
Recvd: 07/03/14 10:35 2 pgs
Fees:13.00 Taxes:495.80
20140703-0058745

This Instrument Prepared By
Murfree & Murfree, PLLC, Attorneys
805 S. Church Street, Suite 21
Murfreesboro, Tennessee 37130
From information furnished by the parties

Name and Address of New Owner:

Melissa Bowers
6952 Highway 70 S #125
Nashville, TN 37221

Send Tax Bills To:

~~SAME~~ Mortgage Investors Group
8320 East Walker Springs Ln. #200
Knoxville, TN 37923

Tax Map and Parcel
143-1-C-25.00 CO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

WARRANTY DEED

FOR AND IN THE CONSIDERATION of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **RACHEL L. TOMLINSON**, has this day bargained and sold and does hereby transfer and convey unto **MELISSA BOWERS, an unmarried woman,** her heirs and assigns, forever, the following described real estate situated in Davidson County, Tennessee, to-wit:

> Being Unit No. 125 on the Plan of First Revision Horizontal Property Regime Common Element Plat West Port Landing Condominiums as shown on plat of record in Instrument No. 20040310-0027295, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to Rachel L. Tomlinson, now known as Rachel L. Guy, by Deed of record in Instrument No. 20041206-0144600, in the Register's Office of Davidson County, Tennessee.
>
> Benjamin Guy, husband of Rachel L. Tomlinson, hereby joins in the conveyance and conveys any and all interest he may have in said property, including but not limited to marital interest.
>
> This conveyance is made subject to all restrictions, covenants, easements and setback lines that are applicable to the above-described property, and of record, and to all zoning restrictions of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said grantees their heirs and assigns, forever.

The undersigned covenants with the said grantees that she is lawfully seized and possessed of said real estate; that she has a good and lawful right to convey the same and that the same is unencumbered, except the 2014 property taxes, which have been prorated between the parties.

The undersigned further covenant and binds herself, her heirs, and assigns, to forever warrant and defend the title to said real estate unto the said grantees as trustee with full

power to sell, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS THE HAND OF THE UNDERSIGNED on this the 30 day of June, 2014.

Rachel L. Guy, f/k/a Rachel L. Tomlinson

Benjamin Guy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named RACHEL L. GUY f/k/a RACHEL L. TOMLINSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument (DEED) for the purposes therein contained.

WITNESS MY HAND and official seal at my office on this the 30 day of June, 2014.

Notary Public

My commission expires: 3-6-18

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named BENJAMIN GUY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument (DEED) for the purposes therein contained.

WITNESS MY HAND and official seal at my office on this the 30 day of June, 2014.

Notary Public

My commission expires: 3-6-18

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $134,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 30th day of June, 2014.

Notary Public
My commission expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY