File No. 144133

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/14/14 13:44 3 pgs
Fees:18.00 Taxes:477.30
20140714-0061827

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF JULY, 2014

Notary Public

MY COMMISSION EXPIRES: 3/28/15

(AFFIX SEAL)

TRACI H PEAY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Venture Title, LLC
3027 Highway 31 W
White House, TN 37188
615-672-4343

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cyndie M. Styles	Cyndie M. Styles	053-09-0-079.00
(NAME)	(NAME)	
809 Tamarack South	809 Tamarack South	
(ADDRESS)	(ADDRESS)	
Madison, Tennessee 37115	Madison, Tennessee 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **MITCHELL WAYNE BOWERS, II, MARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CYNDIE M. STYLES**, HEREINAFTER CALLED THE GRANTEE(S), 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. 52-A on the Plan of Zone Lot Division, Lots 52 and 53, Phase II, Kimbolton, of record in Book 6900, Page 933, which amends Book 6900, Pages 792, 793, and 794, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Mitchell W. Bowers and wife, Aimee J. Bowers, by Special Warranty Deed from Bank One, dated March 19, 2003 and recorded May 12, 2003 in Instrument No. 20030512-0063363, and corrected by instrument dated September 5, 2003 and recorded September 20, 2003 in Instrument No. 20030910-0132387, in the Register's Office of Davidson County, Tennessee. Aimee Jean Bowers subsequently conveyed her interest to Mitchell Wayne Bowers, II, individually, by Quitclaim Deed dated May 7, 2004 and recorded May 13, 2004 in Instrument No. 20040513-0055962, said Register's Office.

Emily M. Bowers, wife of Mitchell Wayne Bowers II, joins in this instrument for the purpose of conveying such marital interest, if any, that she may have in and to said property.

This conveyance is further subject to (1) the lien of taxes and assessments for the current year and subsequent years; (2) all applicable zoning ordinances; (3) utility, sewer, drainage and other easements of record; (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; and, (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as: 809 Tamarack South, Madison, Tennessee 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 14 day of July, 2014.

Mitchell Wayne Bowers, II

Emily M. Bowers

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named MITCHELL WAYNE BOWERS, II AND WIFE, EMILY M. BOWERS, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 14 day of July, 2014.

Commission expires: 3/28/15

Notary Public

TRACI H PEAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

True Copy Certification

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

Dolly T. Peay

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a notary public for this county and state, **Dolly T. Peay**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires: **03/28/2015**

