BILL GARRETT, Davidson County
Trans:T20140057047 DEEDWARR
Recvd: 08/05/14 13:24 2 pgs
Fees:13.00 Taxes:1442.63

20140805-0070257

Warranty Deed

JENNIFER CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $389,900.00. Affiant Subscribed and sworn to before me, this the 29th day of July, 2014. Notary Public My commission expires: 2/24/18

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
John Matthews	New Owner	
2010A Benjamin Street		083-06-0J-001.00CO
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **CAROL LYNNE BOWERS, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN MATTHEWS, A MARRIED PERSON**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit A, Homes at 2010 Benjamin Street, as established in the Declaration of Covenants, Conditions and Restrictions for Homes at 2010 Benjamin Street, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20131011-0106933, Register's Office for Davidson County, Tennessee, and depicted on Exhibit "B" of said Declaration of Covenants, Conditions and Restrictions, to which reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to New Hope Properties, LLC by deed from Elizabeth A. Cash, as Substitute Trustee of record in Instrument No. 20110225-0015695, Register's Office for Davidson County, Tennessee, dated February 15, 2011 and recorded on February 25, 2011.

Being a portion of the same property conveyed to Carol Lynne Bowers, unmarried by deed from New Hope Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20130905-0094034, Register's Office for Davidson County, Tennessee, dated August 30, 2013 and recorded on September 05, 2013.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 2010A Benjamin Street, Nashville, TN 37206.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 29th day of July, 2014.

Carol Lynne Bowers

Carol Lynne Bowers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Carol Lynne Bowers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29th day of July, 2014.

J. Brandon Miller

Notary Public

My Commission Expires: 7-2-2018

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018