WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,500.00

Coreen Newcomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-17-2016

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth L. Bowman	Farmington Mortgage, a Division of CapStar Bank	122-01-A-378.00 CO
(NAME)	(NAME)	
300 Bowman Drive	2002 Richard Jones Road, Ste. 300A	
(ADDRESS)	(ADDRESS)	
Dry Fork, VA 24549	Nashville, TN 37215	
(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, **Paula Wingfield formerly known as Paula Richardson, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kenneth L. Bowman and Brenda H. Bowman, husband and wife**, 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 Unit No. 44, Woodland Pointe, Phase 9, as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20001011-0101044 and amended in Instrument No. 20020725-0089575 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Paula Richardson, unmarried, by Warranty Deed from Leslie E. Smith, married, joined by husband, Hanif Mohammad, dated April 24, 2008, of record in Instrument No. 20080425-0042297, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2014, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the plat of record in Book 11700, page 66 (PUD boundary plat); Instrument No. 20000713-0069314 and Instrument No. 20020725-0089575; Restrictions of record in Instrument No. 20000607-0056981; Instrument No. 20001011-0101044 and Instrument No. 20020725-0089575; By-Laws of record in Instrument No. 20080104-0001237; Instrument No. 20080521-0052236 and Instrument No. 20120518-0043315; Articles of Incorporation/ Charter of record in Instrument No. 20001013-0102000 and Instrument No. 20020222-0022863; Easement to Metropolitan Government of Nashville and Davidson County of record in Book 8332, page 982; Easement of record in Instrument No. 20000612-0058346 and Instrument No. 20000419-0039023; Landscape agreement of record in Instrument No. 20000612-0058346; Deed to Homeowners Association for common area of record in Instrument No. 20001205-0119722 and Instrument No. 20110328-0023393; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 311 Doe Ridge Court, Nashville, TN 37214

(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.

BILL GARRETT, Davidson County
Trans:T20140061286 DEEDWARR
Recvd: 08/19/14 14:08 2 pgs
Fees:13.00 Taxes:460.65

20140819-0075342

Witness my hand this 15th day of August, 2014.

Paula Wingfield, formerly known as Paula Richardson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Paula Wingfield (formerly known as Paula Richardson), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 15th day of August, 2014.

Notary Public

My Commission Expires:

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016