Warranty Deed

BILL GARRETT, Davidson County
Trans: T20140066185 DEEDWARR
Recvd: 09/05/14 11:19 2 pgs
Fees: 13.00 Taxes: 1609.50
20140905-0081439

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $435,000.00.

Brian D. Mitchell
Affiant

Subscribed and sworn to before me, this the 29th day of August, 2014.

Dana Delworth
Notary Public

My commission expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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:
Steve Colburn Marcia Colburn	NEW OWNER	
3517 Hillsdale Ave.		104-05-0F-002.00-CO
Nashville, TN 37205		

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, **RICHARD C. BOWERS AND CHALLIS M. LOWE-BOWERS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARCIA R. COLBURN AND LARRY STEVEN COLBURN, WIFE AND HUSBAND, 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 No. 2, together with the appurtenant interest in the common elements of Greenway Park Brownstones horizontal property regime with private elements, established by Declaration, of record in Instrument No. 20060413-0042742, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration and being located upon Lot No. 2 on the Plan of Resubdivision of Portion of Lot 28 Hardison & Young Subdivision of record in Instrument No. 20040413-0041413, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Challis M. Lowe-Bowers and husband, Richard C. Bowers by deed from Greenway Park Brownstones, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20060526-0062523 Register's Office for Davidson County, Tennessee, dated May 24, 2006 and recorded on May 26, 2006.

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 3517 Hillsdale Ave., Nashville, TN 37205.

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 August, 2014.

Richard C. Bowers

Challis M. Lowe-Bowers

STATE OF ILLINOIS
COUNTY OF Cook

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Richard C. Bowers and Challis M. Lowe-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 August, 2014.

Notary Public

My Commission Expires: 8/25/17

OFFICIAL SEAL
LAURA MANNING
Notary Public - State of Illinois
My Commission Expires Aug 25, 2017