Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(1)

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

LESLEY E MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 8, 2018

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $159,500.00

Affiant

Subscribed and sworn to before me, this 23rd day of September, 2014.

Notary Public
My commission expires:

06-1409-75823

Address of New Owner:	Send Tax Bills to:	Tax Information
Michelle M. Rowe Kevin L. Rowe 1298 Bending Creek Drive Antioch TN 37013	New Owner	173-15-0-A-0110.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Daniel J. Erdly, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Kevin L. Rowe and Michelle M. Rowe, husband and wife hereinafter called the Grantees, their successors 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. 110, on the Plan of Mill Run Subdivision, Phase 2, of record in Instrument No. 20011009-0109754, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Daniel J. Erdly, an unmarried man by deed from Laurie Christine Handshu F/K/A Laurie Relleva, unmarried, dated October 31, 2011, recorded November 1, 2011, of record in Instrument No. 20111101-0085050, Register's Office for Davidson County, Tennessee.

Oath is made that the above described property is not nor has ever been the marital residence of the spouse of the grantor herein.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 1298 Bending Creek Drive, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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:T20140073344 DEEDWARR
Recvd: 09/30/14 11:26 2 pgs
Fees:13.00 Taxes:590.15
20140930-0089988

WITNESS my hand this 23rd day of September, 2014.

Daniel J. Erdly

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Daniel J. Erdly, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 23rd day of September, 2014.

My Commission expires 6-18-18

