Davidson County	DEEDWARR
Recvd: 11/26/14 11:12	4 pgs
Fees:23.00 Taxes:74.00	
20141126-0109163	

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 32088-11-2014** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $20,000.00. Joseph H. Bowman IV Affiant Subscribed and sworn to before me this 25th day of November, 2014. Notary Public My Commission Expires: 11/3/15 GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV 3, 2015

WARRANTY DEED

Address New Owner: Joseph H. Bowman, IV, Jere D. Pewitt 1148 Lewisburg Pike Franklin, TN 37064	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 092 070 09000

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Carolyn P. Mooney, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joseph H. Bowman, IV and Jere D. Pewitt** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property located at 2028 Herman Street, Nashville, TN 37208

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 25th day of November, 2014.

Carolyn P. Mooney

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Carolyn P. Mooney**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of November, 2014.

Notary Public

My Commission Expires: 11/3/15

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 3, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 18 in Ashcrafts Subdivision of part of Lot No. 14 of the Harding Lytle Tract of Nashville, Tennessee, a plan of which is of record in Book 57, page 162, Register's Office for Davidson County, Tennessee.

Said Lot No. 18 fronts 25 feet on the northerly side of Herman Street and runs back between parallel lines 159.9 feet to an alley.

Being the same property conveyed to Carolyn P. Mooney by deeddated January 3, 2007, from Gay Lisa Levine Eisen, Trustee under the will of Sadye D. Fidelholtz, deceased, of record in Instrument No. 20070103-0001358, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. All matters appearing on the Plan of record as Book 57, page 162, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Elizabeth J. Smith, 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.

Elizabeth J. Smith

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Elizabeth J. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017