This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **14-1302**

BILL GARRETT, Davidson County
Trans:T20150006735 DEEDWARR
Recvd: 01/28/15 09:01 2 pgs
Fees:13.00 Taxes:499.13
20150128-0007926

WARRANTY DEED

THIS INDENTURE, made and entered into this **1/23/2015**, by and between **Mary A. Bowling, a widow**, parties of the first part, and **Robert L. Smith, Jr., a married man** party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot No. 76 on the Plan of Quail Ridge, Section Three, as of record in Book 7900, page 160, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert E. Bowling by deed from Mel Martinez, Secretary of Housing and Urban Development, of Washington, D.C., dated 10/01/2003, of record in Instrument Number 20031006-0147194, Register's Office for Davidson County, Tennessee.
The said Robert E. Bowling having since died DOD 01/06/2008 leaving Mary Anita Bowling as the sole surviving tenants by the entirety. Mary Anita Bowling has not re-married. Affidavit of Heirship of record in Instrument Number 20120912-0082812, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # **32-9-149**

☒ Improved **2104 Quail Ridge Drive, Nashville, TN 37207**

☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Mary A. Bowling

Mary A. Bowling

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Mary A. Bowling** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 23rd day of January, 2015..

Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

****

Owner's Name: **Robert L. Smith, Jr.**

and Address: **2104 Quail Ridge Drive, Nashville, TN 37207**

Mail tax bills to:

Movement Mortgage, LLC
841 Seahawk Circle
Virginia Beach, VA 23452

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$134,900.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 23rd day of January, 2015..

Notary Public

My Commission Expires: 12.15.15

MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY