Davidson County DEEDWARR
Recvd: 02/06/15 16:16 3 pgs
Fees:18.00 Taxes:518.00
20150206-0011569

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Cameron Keith Holder & Natasha Raj Holder
409 Scenicway Knob
Hermitage, TN 37076

SEND TAX BILL TO:
USAA Federal Savings Bank
10750 McDermott Freeway
San Antonio, TX 78288

MAP/PARCEL 08607008800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Wade T. Bowling, unmarried,** has this day bargained and sold, and does hereby transfer and convey unto **Cameron Keith Holder and Natasha Raj Holder, husband and wife,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Being all of Lot No. 105, on the Final Plan, a Planned Unit Development, Phase II, of Jackson's Retreat, as shown by plat appearing of record in Plat Book 5200, Page 673, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete details of said lot.

Being the same property conveyed to Wade T. Bowling, unmarried by Cash deed from Shaun Donovan, The Secretary of Housing and Urban Development of record in Instrument No. 20120608-0050364 Register's Office for Davidson County, Tennessee, dated May 31, 2012 and recorded on June 8, 2012.

This is improved property known as: **409 Scenicway Knob, Hermitage, Tennessee 37076**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2015 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 5200, page 673, and restrictions in Book 5741, page 360, and Book 6176, page 939, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 5th day of February, 2015.

W. T. B. 2-5-15

Wade T. Bowling

STATE OF ~~TENNESSEE~~ Michigan
COUNTY OF ~~Davidson~~ Livingston

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Wade T. Bowling** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 5th day of February, 2015.

NOTARY PUBLIC

My Commission Expires: 08-25-2020

SETH TABAKA
Notary Public - Michigan
Livingston County
My Commission Expires Aug 25, 2020
Acting in the County of Livingston

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $140,000.00.

AFFIANT

Subscribed and sworn to before me this the 5th day of February, 2015.

NOTARY PUBLIC

My Commission Expires: 5/3/2016

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
COMMISSION EXPIRES 5-3-2016

True Copy Certification

I, Kimie Perry, 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.

Signature

State of **Tennessee**

County of Wilson

Personally appeared before me, Cassi Clark, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/19/18

Notary' Seal (if on paper)

CASSI CLARK
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY