THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 15033360

BILL GARRETT, Davidson County
Trans:T20150024213 DEEDWARR
Recvd: 04/02/15 09:31 2 pgs
Fees:13.00 Taxes:641.33
20150402-0028577

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $173,333.00.

Affiant

Subscribed and sworn to before me, this 31st day of March, 2015.

Notary Public
My Commission Expires: 9/10/18

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Helen Hicks 613 Nashua Ln Nashville TN 37209	New Owner	Tax Parcel ID No. 09105022300

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, **Salem Rachel Bowles and David Matthew Cole, as joint tenants with rights of survivorship** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Helen Hicks, single woman** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 17 on the plan of Section 2 Mosswood Heights of record in Book 4175, at Page 155, Register's Office for said County.

Said Lot No. 17 fronts 51.0 feet on the Westerly margin of Nashua Lane and extends back between parallel lines 125.0 feet to a dead line.

Being the same property conveyed to Salem Rachel Bowles and David Matthew Cole, as Joint Tenants with right of survivorship by Warranty Deed from Forrest B. Adcock, recorded on the 4th day of May, 2011 in Instrument No. 20110504-0034294, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 2, MOSSWOOD HEIGHTS, as recorded in Plat Book 4175, Page(s) 155.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4469, Page 735.

This is improved property located at 613 Nashua Ln Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 31st day of March, 2015.

Salem Rachel Bowles

David Matthew Cole

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Salem Rachel Bowles and David Matthew Cole, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of March, 2015.

Nathan L. Powers
Notary Public

My Commission Expires: 02/26/17

