BILL GARRETT, Davidson County
Trans:T20150045152 DEEDWARR
Recvd: 06/09/15 09:26 2 pgs
Fees:13.00 Taxes:875.05
20150609-0053908

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $. 236,500.00

Affiant

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Subscribed and sworn before me this the 29th day of May, 2015.

Notary Public
My commission expires: 9-19-18

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Matt Bowen 1071 Riverwood Village Blvd Hermitage, TN 37076	New owner	097-02-0A-094.00-CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, BRYNA WARNOCK, UNMARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MATT BOWEN AND ANNETTE BOWEN, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 94 on the Plan of Final Plat Villages of Riverwood Phase One, Section One, Revision One of record in Plat at Instrument No. 20080723-0075577 and a Surveyor's Certificate of Correction of record in Instrument Number 20081105-0110185, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

The aforesaid Plat of record in Instrument No. 20080723-0075577 voided, vacated and suspended the entire Plat entitled "Villages of Riverwood Phase One, Section One as record in Instrument No. 20080610-0059689, in said Register's Office.

Being the same property conveyed to Bryna Warnock, unmarried by Warranty deed from Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. Instrument No. 20111004-0076952 Register's Office for Davidson County, Tennessee, dated September 30, 2011 and recorded on October 04, 2011. (Value of consideration shown in aforementioned deed $196,815.00.) Being also known as 1071Riverwood Village Blvd Hermitage, TN 37076.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1071Riverwood Village Blvd, Hermitage, TN 37076.

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/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized 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 successors, 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.

Witness my hand this the 29th day of May, 2015.

Bryna Warnock

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this 29th day of May, 2015.

My commission expires: 9/10/18

Notary Public

