Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-1284

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
SR Properties, LLC 1500 Fleetwood Drive Franklin, TN 37064-4859	New Owner	105-14-173.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $437,500.00

Affiant

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

Notary Public

My Commission Expires:
(Affix Seal)

BILL GARRETT, Davidson County
Trans:T20150045687 DEEDWARR
Recvd: 06/10/15 10:02 2 pgs
Fees:13.00 Taxes:1618.75
20150610-0054639

SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 6-11-2017

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Ronald E. Bowers and Mattie Bowers, husband and wife** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **SR Properties, LLC, a Tennessee limited liability company,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the northerly 64 feet of Lot No. 6 as shown on the Plan of Joseph Knowles' Subdivision, of Block "D" in C. D. Elliott's Plan, of record in Book 332, page 48, Register's Office for Davidson County, Tennessee,

Said plat of Lot No. 6 fronts 64.00 feet of the westerly margin of Knowles Avenue, formerly Royal Street, and runs back between parallel lines with the southerly margin of an alley, 200.0 feet to an (uncut) alley in the rear.

Being the same property conveyed to Ronald E. Bowers and Mattie Bowers, by Special Warranty Deed from Secretary of Veterans Affairs, dated April 24, 1995, recorded April 28, 1995, of record in Book 9656, page 916, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **2301 Knowles Avenue, Nashville, TN 37204**

This conveyance is made subject to (1) Property taxes for the year 2015, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Granto paying their prorated share thereof to Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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 and assigns forever; and we do covenant with the said GRANTEES that we 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; and we do

further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 **5th** day of **June, 2015.**

GRANTOR(S)

Ronald E. Bowers

Mattie Bowers

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 **Ronald E. Bowers and Mattie Bowers** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **5th** day of **June, 2015.**



Amanda Vaughn

Notary Public
My Commission Expires: 8/23/2016