THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15064394**	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is: $179,900.00. Affiant Subscribed and sworn to before me, this 13th day of July, 2015. Notary Public My Commission Expires: 3/25/19

PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

WARRANTY DEED

Address New Owner: Nathan Bowen and Patricia Bowen 5524 MURPHYWOOD XING Antioch TN 37013-2390	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 175-01-0-029.00

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, **Samuel H. McCrary and wife, Lesa McCrary, as Tenants by the Entirety** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Nathan Allen Bowen and Patricia Susan Marie Bowen, husband and wife**, ("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 102, SECTION 4, ASHEFORD CROSSING, as shown on plat of record in Plat Book 9700, Page 912, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Samuel H. McCrary to Samuel H. McCrary and wife, Lesa McCrary, as Tenants by the Entirety, as recorded on the 17th day of July, 2012 in Instrument No. 20120717-0062639; Quitclaim Deed from Chastina S. McCrary and Belinda J. Scott to Samuel H. McCrary, as recorded on the 17th day of July, 2012 in Instrument No. 20120717-0062638; Quit Claim Deed from Samuel H. McCrary, a married man to Samuel H. McCrary and Chastina S. McCrary, husband and wife, and Belinda J. Scott, a single woman, as tenants by the entirety, as recorded on the 17th day of April, 2003, in Instrument No. 20030417-0051377 and Corrective Corporate Form Warranty Deed from Beazer Homes dba Phillips Builders to Samuel H. McCrary, as recorded on the 11th day of August, 2000 in Instrument No. 200008110079636, as corrected at Instrument No. 20001213-0122857, 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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 4, ASHEFORD CROSSING, as recorded in Plat Book 9700, Page(s) 912.

BILL GARRETT, Davidson County
Trans:T20150057340 DEEDWARR
Recvd: 07/15/15 10:06 2 pgs
Fees:13.00 Taxes:665.63
20150715-0068891

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 9651, Page 900, Book 9980, Page 482, Book 10301, Page 180, Book 10353, Page 575 and Book 10640, Page 941.

Terms and provisions of by-Laws recorded in Book 9651, Page 925.

Charter of Asheford Crossing Homeowners Association, Inc. recorded in Book 9651, Page 895.

This is improved property located at 5524 MURPHYWOOD XING Antioch, TN 37013-2390.

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 13th day of July, 2015.

Samuel H. McCrary

Lesa McCrary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Samuel H. McCrary and Lesa McCrary, 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 13th day of July, 2015.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018