BILL GARRETT, Davidson County
Trans:T20150060369 DEEDWARR
Recvd: 07/23/15 15:41 2 pgs
Fees:13.00 Taxes:1143.30
20150723-0072554

# Warranty Deed

| | |
|---|---|
| CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires January 9, 2018 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $309,000.00.<br>Affiant<br>Subscribed and sworn to before me, this the 13th day of July, 2015.<br>Notary Public<br><br>My commission expires: |

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**202 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Leonard R. Drapeau & Patti Drapeau<br>Stephen D'Amato & Kasey D'Amato | Peoples Home Equity, Inc. | |
| P.O. Box 5 | 5205 Maryland Way, Suite 100 | 072-11-0-K-001.00CO |
| South Freeport, ME 04078 | Brentwood, TN 37027 | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CAROL L. BOWERS, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LEONARD R. DRAPEAU AND PATTI DRAPEAU, HUSBAND AND WIFE, AND STEPHEN D'AMATO AND KASEY D'AMATO, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit A as shown on the Plan attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Homes at 2403 Branch Street, a Horizontal Property Regime with Private Elements of record in Instrument No. 20140707-0059703, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Kelley Cole Lewis, married, by Quitclaim Deed from Stephen Chaisson, of record in Instrument No. 20051109-0135996, Register's Office for Davidson County, Tennessee, dated November 04, 2005 and recorded on November 09, 2005.

Being a portion of the same property conveyed to Carol L. Bowers, unmarried by Warranty Deed from Kelley Cole Lewis, a married woman, of record in Instrument No. 20140707-0059698, Register's Office for Davidson County, Tennessee, dated July 03, 2014 and recorded on July 07, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 2403-B Branch Street (Unit A), Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 13th day of July, 2015.

Carol L. Bowers

**Carol L. Bowers**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Carol L. Bowers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 13th day of July, 2015.

J. Brandon Miller

Notary Public

My Commission Expires: 7-2-18

