THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15064516** BILL GARRETT, Davidson County Trans:T20150061245 DEEDWARR Recvd: 07/27/15 11:01 2 pgs Fees:13.00 Taxes:2105.30 20150727-0073486	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $569,000.00. Affiant Subscribed and sworn to before me, this 24th day of July, 2015. Notary Public My Commission Expires: JAMES T. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 3, 2017

WARRANTY DEED

Address New Owner: Ron Mills, Trustee 4020 SKYLINE DR Nashville TN 37215-2319	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 11713002200

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, **J. Gregory Bowers and Nan A. Bowers, Husband and Wife** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Ron Mills, Trustee of the Caroline Patricia Hart 2008 Trust u/a/d January 15, 2008**, ("Grantee"), 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, TN, being Lot No. 9 on the Plan of Vailwood Heights, of record in Book 1835, Page 32, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to J. Gregory Bowers and wife, Nan A. Bowers by Warranty Deed from Max Wendell Lawson, Jr. and wife, Anne Dodson Lawson, recorded on the 23rd day of September, 1991 in Deed Book 8447, Page 655, and refiled in Deed Book 8552, Page 966 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 VAILWOOD HEIGHTS, as recorded in Plat Book 1835, Page(s) 32.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 1318, Page 332.

This is improved property located at 4020 SKYLINE DR Nashville TN 37215-2319

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 24th day of July, 2015.

J. Gregory Bowers

Nan A. Bowers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, J. Gregory Bowers and Nan A. Bowers, 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 24th day of July, 2015.

Notary Public

My Commission Expires: _____

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017