THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 32473-06-2015**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $643,700.00. Affiant Subscribed and sworn to before me this 20th day of July, 2015. Notary Public My Commission Expires:

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: James Gregory Bowers, Nancy Andrews Bowers 116 Abbottsford Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 117 13 0 B 081 00CO

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, **Julie M. McPeak, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James G. Bowers and Nancy A. Bowers, husband and wife** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 116 Abbottsford, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

BILL GARRETT, Davidson County
Trans:T20150061254 DEEDWARR
Recvd: 07/27/15 11:06 3 pgs
Fees:18.00 Taxes:2381.69
20150727-0073498

IN WITNESS WHEREOF, Grantor has executed this instrument on the 20th day of July, 2015.

Julie M. McPeak

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Julie M. McPeak**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of July, 2015.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOV 3, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 116 on the Plan of Phase One of Abbottsford, of record in Plat Book 6250, pages 419-421, amended in Book 6771, page 683, and Surveyors Certificate of Correction of record in Book 6800, page 164, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Troy A. McPeak and wife, Julie M. McPeak, by deed dated November 21, 2008 from Jeffrey A. Simon and wife, Virginia S. Simon, of record in Instrument No. 20081126-0115621, Register's Office for Davidson County, Tennessee. Troy A. McPeak and Julie M. McPeak having since divorced. In accordance with the terms of a Marital Dissoulution Agreement filed in Docket No. 10D-3190, Eighth Circuit Court for Davidson County, Tennessee, Troy A. McPeak conveyed his interest in subject property to Julie M. McPeak by Quitclaim Deed dated November 30, 2011, of record in Instrument No. 20120124-0006552, Register's Office for Davidson County, Tennessee. Troy A. McPeak and Troy Allen McPeak are one and the same person. Julie M. McPeak and Julie Patrice McPeak are one and the same person.

This conveyance is made subject to:

1. Taxes for the year 2015, having been prorated by the parties and assumed by the Grantees.
2. If improvements are completed after January 1 of any year, the Law requires supplemental assessments for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of T.C.A. § 67-5-603.
3. Restrictive Covenants and Reciprocal Easements contained in an instrument of record in Book 6478, page 177, amended in Book 6530, page 242, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
4. Declaration of Covenants, Conditions, By-Laws and Restrictions for Abbottsford, of record in Book 6537, page 303, amended and restated in Book 8106, page 1, Book 8627, page 254, Book 9381, page 876, and Book 10458, page 810, Instrument No. 20010330-0030930, Instrument No. 20010502-0045152, rerecorded in Instrument No. 20010514-0049648, amended in Instrument No. 20131218-0127945, Instrument No. 20131218-0127946, Instrument No. 20131218-0127949, Instrument No. 20140307-0019563, Instrument No. 20140408-0029142, and Instrument No. 20150511-0042928, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
5. Dedication of common area to Abbottsford Homeowners Association, Inc. of record in Book 7175, page 761, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 6250, pages 419-421, amended in Book 6771 page 683, and Book 6800 page 164, Register's Office for Davidson County, Tennessee.
7. Easement for water line of record in Book 1037, page 572, Book 1286, page 690, and Book 5128, page 953, Register's Office for Davidson County, Tennessee.
8. Easement for gas service of record in Book 7272, page 746, Register's Office for Davidson County, Tennessee.
9. Storm water detention agreement of record in Book 6555, page 328, Register's Office for Davidson County, Tennessee.
10. All matters appearing on the Plan of Frank R. Leu Property of record as Book 6250, page 418, Register's Office for Davidson County, Tennessee.