BILL GARRETT, Davidson County
Trans:T20150067833 DEEDWARR
Recvd: 08/13/15 11:05 2 pgs
Fees:13.00 Taxes:573.50
20150813-0081170

This instrument prepared by:
Perrie & Associates, LLC
1616 Westgate Circle
Brentwood, TN 37027
Tish Baldwin, Attorney at Law

File # 151409TN

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Harry Andrew Day, III	**New Owner**	**72-10-327.00**
1629 Chase St.		
Nashville, TN 37216		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **Melanie Evans who is now known as Melanie Evans-Bowers**, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Harry Andrew Day, III and wife, Andree Elizabeth Day** hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to-wit:

Being Lot No. 57 on the map Chas U. Coggins First Addition to Nashville as of record in Book 421, page 33 Register's Office for Davidson County. Said Lot No. 57 fronts 50 feet on the east side of Chase Avenue and runs back between parallel lines 156 feet to an alley.

Being the same property conveyed to Melanie Evans by deed from Thomas V. Zeuthen, a married man and Jack T. Zeuthen, a single man, dated April 21, 2005 and recorded April 27, 2005 of record in Instrument No. 20050421-0047111m Register's Office for said County.

Melanie Evans having since married John Bowers, is now known Melanie Evans-Bowers. John Bowers joins in this conveyance to convey any and all martial rights he may have in this property.

SUBJECT TO THE FOLLOWING:

1. 2015 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

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, his/her heirs and assigns, forever;

AND **Melanie Bowers** do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Melanie Bowers** further covenant and bind their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: **1629 Chase St., Nashville, TN 37216**.

Executed on this 6th day of August, 2015.

Melanie ~~Bowers~~ Evans Bowers

John Bowers

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand this 6th day of August, 2015.

* Melanie Evans Bowers and husband, John Bowers

Notary Public

My Commission Expires: 1-8-19

TISHA C BALDWIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 1-8-19

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $155,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 7th day of August, 2015.

Notary Public

My Commission Expires: 1-8-19

TISHA C BALDWIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 1-8-19