Prepared By and Return to:
Regal Title, LLC
125 N Church St
Murfreesboro, TN 37130

File Number: 1507239

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $320,000.00.

Affiant

Subscribed and sworn to before me, this 25th ~~21st~~ day of August, 2015.

Notary Public
My Commission Expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

BILL GARRETT, Davidson County
Trans: T20150072378 DEEDWARR
Recvd: 08/26/15 10:33 2 pgs
Fees: 13.00 Taxes: 1184.00
20150826-0086318

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Greg Bowersock and Tiffany Bowersock	People's Home Equity	180030A08000CO
609 Holt Run Ct.	5205 Maryland Way	
Nashville, TN 37211	Brentwood, TN 37027	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Michael S. Baker and wife, Carla K. Baker, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Greg Bowersock and Tiffany Bowersock, husband and wife, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 42, on the Plan of Stone Creek Park, Section 2B, as shown by plat appearing of record in Plat Book 9700, Pages 793 and 794, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Michael S. Baker, and wife, Carla K Baker, by Special Warranty Deed from Prudential Relocation, Inc. dated October 17, 2001 of record in Instrument No. 20110916-0072069, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is X improved ___unimproved property known as 609 Holt Run Ct., Nashville, TN 37211.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WITNESS my hand this 21st day of August, 2015.

Michael S. Baker

Carla K. Baker

Carla K. Baker

State of Alabama
County of Lauderdale

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Michael S. Baker and Carla K. Baker with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Florence, AL, this 21st day of August, 2015.

Sonya M. Cox

Notary Public at Large
My Commission Expires: 4-23-2017

