WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150072663 DEEDWARR
Recvd: 08/26/15 15:58 2 pgs
Fees:13.00 Taxes:765.90
20150826-0086636

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF AUGUST, 2015.

Notary Public

MY COMMISSION EXPIRES: 1.3.16

(AFFIX SEAL)

DEAN ROBINSON NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Bryan Crabtree	New Owner	98-5-A-17.00 CO
(NAME)	(NAME)	
6160 Hampton Hall Way		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **GREG BOWERSOCK AND WIFE, TIFFANY BOWERSOCK**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRYAN CRABTREE**, HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 42, on the Plan of Section One, Hampton Hall, as shown on plat of record in Plat Book 9700, Pages 290 and 291, and Boundary Plat of record in Book 9700, Page 216, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Greg Bowersock and wife, Tiffany Bowersock by Warranty Deed from Wendy Renee Miller, n/k/a Wendy Renee Miller-Hart and husband, Rodney L. Hart, recorded on the 30th day of December, 2003 in Instrument No. 20031230-0183743, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) 2015 real property taxes; (b) all matters appearing on the plan of record in Plat Book 9700, Page 290 and PUD Boundary recorded in Plat Book 9700, Page 216, said Register's Office; (c) restrictive covenants of record in Book 10278, Page 257, Book 10301, Page 184, Book 10444, Page 460, and Book 10640, Page 947, said Register's Office; and (d) Conveyance of Open Space to Homeowners Association recorded in Book 10420, Page 359, said Register's Office.

This is improved unimproved x property, known as 6160 Hampton Hall Way, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

Witness my hand this 25 day of August, 2015.

GREG BOWERSOCK

TIFFANY BOWERSOCK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Greg Bowersock and Tiffany Bowersock, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 25 day of August, 2015.

Commission expires:

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

Notary Public