(3) GSRM Box 44

BILL GARRETT, Davidson County
Trans:T20150079618 DEEDWARR
Recvd: 09/18/15 12:32 4 pgs
Fees:23.00 Taxes:684.50
20150918-0095056

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $185,000.00. Janet Montgomery Affiant Subscribed and sworn to before me, this 17 day of September, 2015. Notary Public My Commission Expires: 7-2-2018 WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 2, 2018

Address New Owner As Follows: Janet W. Montgomery 137 Plantation Court Nashville, TN 37221	Send Tax Bills To: Regions Bank dba Regions Mortgage 2050 Parkway Office Circle Birmingham, AL 35244	Map-Parcel Number: 142050A01800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **GEORGE SCOTT BOWEN AND MARY GWYN BOWEN AND REBECCA WELLS BOWEN HADDEN**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **JANET W. MONTGOMERY**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit C-8, together with carport designated No. C-8-C on the Plan of Section 2, River Plantation, of record in Plat Book 4460, pages 136 and 137, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof, together with the appurtenant interest in the common elements thereto as established by Master Deed of River Plantation (Section Two), a Horizontal Property Regime, of record in Book 4661, page 334, amended and restated Master Deed of record in Instrument No. 20120828-0077603, said Register's Office.

Being the same property conveyed to Mary Lee Bowen and husband, Gwyn Bowen, by deed from Eugene L. Payne and wife, Anne M. Payne, of record in Book 11590, page 854, dated July 27, 1999, said Register's Office. The said Gwyn Bowen having predeceased his wife on March 4, 2015, leaving Mary Lee Bowen as the surviving tenant by the entirety. Mary Lee Bowen having died testate on or about March 12, 2015. Her Last Will and Testament, being filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, under Docket No. 15P-632, devised the subject property to her children, George Scott Bowen, Mary Gwyn Bowen and Rebecca Wells Bowen Hadden.

This is not now nor has it ever been the primary residence of the Grantors herein.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2015 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 4460, pages 136 and 137, and Boundary Plat of record in Plat Book 4460, page 80, Register's Office for Davidson County, Tennessee.

3. Master Deed of record in Book 4661, page 334; Amended and Restated Master Deed of record in Instrument No. 20120828-0077603; By-Laws amended in Book 4691, page 906 , further amended in Book 6354, page 676 , which amendment was corrected in Book 6436, page 389; Amended and Restated By-Laws in Instrument No. 20120828-0077595, corrected by Scrivener's Affidavit of record in Instrument No. 20121207-0113069, Register's Office for Davidson County, Tennessee.

4. Grant of Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20130517-0050159, Register's Office for Davidson County, Tennessee.

5. Transmission Line Easement of record in Book 2274, page 547, Book 2277, page 619 and Book 3028, page 605, Register's Office for Davidson County, Tennessee.

6. Rights of others in and to the use of the common areas/elements.

This is improved property known as: **137 Plantation Court, Nashville, TN 37221**.

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, her heirs and assigns, forever; and Grantors covenant with the said Grantee that they 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 further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 17th day of September, 2015.

George Scott Bowen

George Scott Bowen

By: Rebecca Wells Bowen Hadden, Attorney-in-Fact

Rebecca Wells Bowen Hadden,
Attorney-in-Fact, pursuant to Power of Attorney of record in Inst. No. 20150918-0095054, RODCT.

Mary Gwyn Bowen

Mary Gwyn Bowen

By: Rebecca Wells Bowen Hadden, Attorney-in-Fact

Rebecca Wells Bowen Hadden,
Attorney-in-Fact, pursuant to Power of Attorney of record in Inst. No. 20150918-0095055, RODCT.

Rebecca Wells Bowen Hadden

Rebecca Wells Bowen Hadden

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, Rebecca Wells Bowen Hadden, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument on behalf of George Scott Bowen, and who acknowledged that she executed the same as the free act and deed of the said George Scott Bowen.

WITNESS my hand, at office, this 17 day of September, 2015

(Seal)

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2018

Notary Public

My Commission Expires: 7-2-2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, Rebecca Wells Bowen Hadden, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument on behalf of Mary Gwyn Bowen, and who acknowledged that she executed the same as the free act and deed of the said Mary Gwyn Bowen.

WITNESS my hand, at office, this 17 day of September, 2015

(Seal)

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2018

Notary Public

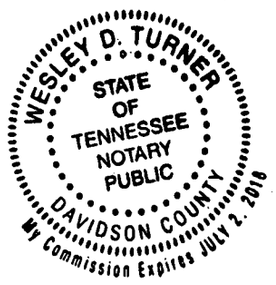
My Commission Expires: 7-2-2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rebecca Wells Bowen Hadden, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 17 day of September, 2015

(Seal)



Notary Public

My Commission Expires: 7-2-2018