BILL GARRETT, Davidson County
Trans:T20150080707 DEEDWARR
Recvd: 09/22/15 14:01 2 pgs
Fees:13.00 Taxes:573.50
20150922-0096368

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Ashley Kate Worster
113 Newport Drive
Old Hickory, TN 37138-2807

SEND TAX BILL TO:
New Owner

MAP/PARCEL 053-02-0-066.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Daniel R. Bowman,** has this day bargained and sold, and does hereby transfer and convey unto **Ashley Kate Worster, an unmarried woman,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Fairway View of record in Plat Book 2900, Page 41, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 33 fronts 80 feet on the Easterly side of Newport Drive, and runs back 218.90 feet on the Northerly line and 166.4 feet on the Southerly line, to a dead line in the rear on which it measure 95.8 feet.Being the same property conveyed to Darryl Wayne Turnage, unmarried by Warranty deed from Jo Ann Parrish and husband, John A. Parrish of record in Book 11695, page 319, Register's Office for Davidson County, Tennessee, dated September 30, 1999 and recorded on October 07, 1999.

Being the same property conveyed to Daniel R. Bowman by Warranty deed from Darryl Wayne Turnage, unmarried of record in Instrument No. 20140404-0028133 Register's Office for Davidson County, Tennessee, dated March 31, 2014 and recorded on April 04, 2014.

This is improved property known as: **113 Newport Drive, Old Hickory, Tennessee 37138-2807**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2015 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to

any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 2900, page 41, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 4th day of September, 2015.

Daniel R. Bowman by Jackie Heatherly, His Attorney in Fact

Daniel R. Bowman by Jackie Heatherly,
His Attorney In Fact

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jackie Heatherly** as attorney-in-fact for **Daniel R. Bowman,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that she executed the within instrument as the free act and deed of the said **Daniel R. Bowman**, the within named bargainor, for the purposes therein contained by virtue of a Specific Power of Attorney duly executed by the said **Daniel R. Bowman**, and recorded simultaneously herewith in Book *___, Page ____, of the Register's Office of Davidson County, Tennessee.

*20150922-0096367

WITNESS MY HAND on this the 4th day of September 2015.

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 5, 2017

Notary Public

Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Wilson

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

Vicki Jarvis

AFFIANT

Subscribed and sworn to before me this the 4th day of September, 2015.

NOTARY PUBLIC

My Commission Expires: 2/11/19

JO ANN AULDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 158763