BILL GARRETT, Davidson County
Trans:T20150083082 DEEDWARR
Recvd: 09/30/15 10:06 2 pgs
Fees:13.00 Taxes:666.00
20150930-0099186

ADDRESS NEW OWNERS
ROBERT BOWLIN
930 Woods Lake Drive
Madison, TN 37115

SEND TAX BILLS
Movement Mortgage LLC
841 Seahawk Circle
Virginia Beach, VA 23452

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
42 - 3 - 29

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, **DARREL TONGATE, Personal Representative of the Estate of Jean R. Clark,** hereinafter called GRANTOR, has this day bargained and sold and by these presents transfers and conveys to **ROBERT BOWLIN,** unmarried, hereinafter called GRANTEE, his heirs, successors and assigns forever, the following described property, to wit:

LAND in Davidson County, Tennessee, being Lot No. 19 on the Map of Primrose Acres Subdivision, as of record in Book 2663, Page 107, Register's Office for said County.

SAID Lot No. 19 fronts 100.00 feet on the southeasterly margin of Woods Lake Drive and extends back 217.8 feet on the Northeasterly margin and measuring 100.5 feet thereon.

BEING the same property conveyed to William Harrison Clark, Sr., and wife, Jean Curtis Clark by Quitclaim Deed recorded October 20, 1978 in Book 5353, Page 511, Register's Office for Davidson County, Tennessee. William Harrison Clark, Sr. having died on July 13, 2009. Jean Curtis Clark and Jean R. Clark being one and the same person. Jean R. Clark having died on March 19, 2015, leaving a Last Will and Testament of record under Docket No. 15P-523, Probate Court for Davidson County, Tennessee, which named Darrel Tongate as Personal Representative with power to transfer and convey any real estate without joinder of beneficiaries.
Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 930 Woods Lake Drive, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, his heirs, successors and assigns, forever.

GRANTOR covenants with GRANTEE that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

GRANTOR further covenants and binds himself, his successors and assigns to warrant and defend the title to the said land to GRANTEE, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 18 day of September, 2015.

Darrel E. Tongate, Esq.

DARREL TONGATE, Personal Representative
of the Estate of JEAN R. CLARK

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, DARREL TONGATE, Personal Representative of the Estate of JEAN R. CLARK, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 18 day of September, 2015.

NOTARY PUBLIC

My Commission Expires: 6/26/17

SUMNER COUNTY, TENN TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $180,000.00.

Darrel E. Tongate, Esq.

AFFIANT

Subscribed to and sworn before me, this the 18 day of September, 2015.

NOTARY PUBLIC

My Commission Expires: 6/26/17

SUMNER COUNTY, TENN TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066