This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

BILL GARRETT, Davidson County
Trans:T20150087574 DEEDWARR
Recvd: 10/14/15 12:45 2 pgs
Fees:13.00 Taxes:610.50
20151014-0104536

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jason C. & Amanda D. Harrison 2466 Union Hill Road Goodlettsville, TN 37072	Guaranty Trust Company 316 Robert Rose Drive Murfreesboro, TN 37129	01600009300

THIS INDENTURE, made this 13th day of October, 2015 between

Roger E. Bowen and Kenneth L. Bowen

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Jason C. Harrison and Amanda D. Harrison, husband and wife

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 1 on the plan of Edward G. Bracy, Jr., of record in Book 4470, Page 19, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Emory Bowen, Jr. and wife, Roberta W. Bowen by Warranty Deed dated 3/31/97 from Steven P. Waters and wife, Alice J. Waters of record in Book 10402, Page 336, Register's Office for Davidson County, Tennessee. Emory Bowen Jr., having predeceased Roberta W. Bowen on 11/28/10. Roberta W. Bowen aka Roberta Carolyn Wherry Bowen having died intestate on 5/3/15, leaving Roger E. Bowen and Kenneth L. Bowen as her only heirs at law as established by Probate File 15P873, Probate Clerks Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 2466 Union Hill Road, Goodlettsville, TN 37072.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2015 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Kenneth L. Bowen

Roger E. Bowen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Kenneth L. Bowen and Roger E. Bowen, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 13th day of October, 2015.

Notary Public

My Commission Expires: 7/8/19

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $165,000.00.

Affiant

Sworn to and subscribed before me, this 13th day of October, 2015.

Notary Public

My Commission Expires: 7/8/19

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY