BILL GARRETT, Davidson County
Trans:T20150098064 DEEDWARR
Recvd: 11/18/15 11:09 2 pgs
Fees:13.00 Taxes:799.20
20151118-0116956

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $216,000.00.

Lauren M. Mechetner
Affiant

Subscribed and sworn before me this the 16th day of November, 2015.

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My commission expires: 9/10/18

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Lauren M Mechetner	Gardner Financial Services LTD dba Legacy Mutual M	072-16-0-029.00
1021 Stainback Ave Nashville, TN 37207	3503 Paesanos Parkway San Antonio, TX 78231	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ARTHUR BOWEN AND WIFE, MARION JOAN BOWEN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to LAUREN M MECHETNER, A SINGLE WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of Section Two, Burchwood Gardens of record in Plat Book 2900, Page 66, 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 57 fronts 85 feet on the North side of Berkshire drive and runs back 146.73 feet on the West line and 141 feet on the East line to a dead line in the rear, which is a broken line, on which it measures 81.6 feet.

Being the same property conveyed to Arthur Bowen and wife, Marion Joan Bowen by Quitclaim deed from Marion Joan Finnell of record in Instrument No. 20060705-0080394 Register's Office for Davidson County, Tennessee, dated July 05, 2006 and recorded on July 05, 2006.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1915 Berkshire Drive, Nashville, TN 37216-4101.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

AB
AB

Witness my hand this the 16th day of November, 2015.

Arthur Bowen

Marion Joan Bowen

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Arthur Bowen and Marion Joan Bowen, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of November, 2015.

My commission expires: 9/10/18

Notary Public

