This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW15751

BILL GARRETT, Davidson County
Trans:T20150106872 DEEDWARR
Recvd: 12/18/15 09:58 2 pgs
Fees:13.00 Taxes:407.00
20151218-0127270

Send Tax Bills To:
Acopia, LLC
306 Northcreek Blvd., Ste. #100
Goodlettsville, TN 37072

New Owner is:
John P. Bowman
2845 Colonial Circle
Nashville, TN 37214

MAP: 096-06

PARCEL: 054.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **David P. Hargrove and wife, Krisha Bullock Hargrove**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **John P. Bowman, unmarried**, hereinafter referred to as Grantee, his heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: **2845 Colonial Circle, Nashville, TN 37214**

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

LAND in Davidson County, Tennessee, being Lot No. 35 on the map of Colonial Village, as of record in Book 1424, Page 58, Register's Office for Davidson County, Tennessee.

SAID Lot No. 35 fronts 80 feet on the southerly side of Colonial Circle and runs back between lines 318.01 feet on the westerly line and 305.20 feet on the easterly line, to a dead line in the rear measuring 40 feet thereon.

BEING the same property conveyed to David P. Hargrove by Warranty Deed from Alisa C. Hargrove and Kirk T. Hargrove, dated 2/18/04 and recorded 2/25/04 in Instrument Number 20040225-0021106, Register's Office for Davidson County, Tennessee.

DPH KBH
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 14th day of December, 2015.

GRANTOR(S):

David P. Hargrove
DAVID P. HARGROVE

Krisha Bullock-Hargrove
KRISHA BULLOCK HARGROVE

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **David P. Hargrove and Krisha Bullock Hargrove**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 14th day of December, 2015.

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Jacqueline G Brown
NOTARY PUBLIC
My Commission Expires: 11-5-18

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$110,000.00**.

AFFIANT

SWORN TO and subscribed before me this 14th day of December, 2015.

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Jacqueline G Brown
NOTARY PUBLIC
My commission expires: 11-5-18