WARRANTY DEED

2015-396

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 29th day of January, 2016.

Notary Public

(Affix Seal)

My Commission Expires: 6-30-2019

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
725 Cool Springs Boulevard, Suite 201
Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Leslie M. Bowden and Earline Bowden, 100 Graeme Drive Nashville, TN 37214	SAME	084.13-0-002.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **William Allen Hite Jr. and wife, Martha Anne Hite**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Leslie M. Bowden and Earline Bowden, married**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The land with all the buildings and improvements thereon, situated at 100 Graeme Drive, Town of Nashville, Davidson County, State of Tennessee, said premises being further described as follows:

Being Lot Number 139 on the Map of Donelson Hills Subdivision, as of record in Book 2331, page 22, Register's Office for said County.

Said Lot Number 139 fronts 35.07 feet on the northwesterly side of Graeme Drive, and runs back 472.3 feet on the northerly line and 378.2 feet on the southerly line, to a dead line, called T.C. Railroad on which it extends 403.5 feet.

Being the same property conveyed to William Allen Hite, Jr. and Martha Anne Hite, husband and wife from Billy D. Manning, Bobby D. Manning, Martha Anne Hite (formerly known as Martha Anne Goodwin,) Buford B. Manning, Jr., Carolyn D. Keen, and Donald Ray Manning, Devisees under the Will of Buford B. Manning by Warranty Deed dated July 19, 1994 and recorded July 26, 1994 in Book 9417, page 455, Register's Office for Davidson, Tennessee.

( ) **unimproved**
This is ( ) improved property know as 100 Graeme Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their 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.

BILL GARRETT, Davidson County
Trans:T20160010359 DEEDWARR
Recvd: 02/08/16 09:42 2 pgs
Fees:13.00 Taxes:462.50
20160208-0011709

Witness my/our hand(s) this 29th day of January, 2016

William Allen Hite, Jr

Martha Anne Hite

State of Tennessee
County of Williamson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named **William Allen Hite Jr. and Martha Anne Hite**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson, Tennessee, this 29th day of January, 2016.

Notary Public
My Commission Expires: 6-30-2019

APRIL G. NICHOLS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY