| Davidson County | DEEDWARR |
|---|---|
| Recvd: 02/11/16 12:06 | 3 pgs |
| Fees:18.00 Taxes:436.60 | |
| **20160211-0013280** | |

**Prepared By & Return To:**
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
15-0829HV

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of February, 2016.

Notary Public
Commission Expires

NOTARY PUBLIC AT LARGE
Pamela B. Matheney
My Commission Expires September 20, 2016
STATE OF TENNESSEE

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Rose Bowe<br>306 Edwin Street<br>Nashville, TN 37207 | Same | 071-07-0-221.00 |

# WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

**Peggy T. McFall, unmarried**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Rose Bowe and David Bowe, wife and husband**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being the west ½ of Lot 29 on the Map of Trinity Heights being T.W. Crutcher's Tr's Subdivision of Lot No. 3, of record in Book 332, Page 4, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Robert B. McFall, et ux Peggy T. McFall, by Installment Deed from Thomas W. Hales, et ux Marjorie R. Hales, dated 4/4/78 and recorded 4/6/78 in Book 5270, Page 139, in the Register's Office of Davidson County, Tennessee. Robert B. McFall having since died 12/26/2004 leaving Peggy T. McFall as the surviving tenant.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 306 Edwin Street, Nashville, TN 37207.

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 and assigns forever; and we so covenant with the said GRANTEES that we 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; 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

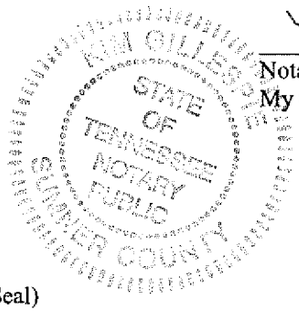
Dated this the 8th day of February, 2016.

Peggy T McFall
Peggy T. McFall

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Peggy T. McFall** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 8th day of February, 2016.




Kim Gillespie
Notary Public
My Commission Expires: 10-18-16

(Notary Seal)

# True Copy Certification

I, **Rita B Mitchell**, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Rita B Mitchell

**Rita B Mitchell**

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Shellie Jenkins**, a notary public for this county and state, **Rita B Mitchell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shellie Jenkins

**Shellie Jenkins**

My Commission Expires: 8/28/18

