BILL GARRETT, Davidson County
Trans:T20160027273 DEEDWARR
Recvd: 04/05/16 08:25 3 pgs
Fees:18.00 Taxes:1776.00
20160405-0032150

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 $480,000.00.

Meredith Mac
Affiant

Subscribed and sworn before me this the 31st day of March, 2016.

Notary Public
My commission expires: 8-23-2016

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Clint Elliott 7930 Hwy 70 South Nashville, TN 37221	New Owner	054-13-0-029.00

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, , KERMA JO WILSON EXECUTRIX OF THE ESTATE OF KERMIT WILLIAM BOWLING, JAYNE ANN DUNCAN, DAVID D. BOWLING, AND DOUGLAS A. BOWLING, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CLINT T. ELLIOTT AND AMY L. ELLIOTT, HUSBAND AND WIFE, 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 12, Section 2 on the Plan of Life and Casualty Insurance Company's Subdivision of Dabbs and Elliott Property, known as Dupontonia, as of record in Plat Book 843, Page 56, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kermit Bowling and wife, Fern Bowling by Quitclaim Deed from Kermit Bowling, of record in Instrument No. 20010801-0081689, Register's Office for Davidson County, Tennessee, dated July 13, 2001 and recorded on August 01, 2001.

Being the same property conveyed to Kermit Bowling by Quitclaim Deed from Kermit Bowling and Fern Bowling, of record in Instrument No. 20140514-0041482, Register's Office for Davidson County, Tennessee, dated March 10, 2014 and recorded on May 14, 2014.

The said Kermit Bowling died on March 19, 2014, and by his Last Will and Testament admitted to Probate on April 3, 2014 as Docket No. 14P-528, Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised the subject property to his children, Kerma Jo Wilson, Jayne Ann Duncan, David D. Bowling and Douglas A. Bowling, and further appointed his daughter, Kerma Jo Wilson, as Executrix of his estate.

Subject to all Easements and Restrictions of record.

THIS IS _X_ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 3224 Lakeshore Drive, Old Hickory, TN 37138.

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.

Witness my hand this the 31st day of March, 2016.

Kerma Jo Wilson, Executrix
Estate of Kermit William Bowling
BY: Kerma Jo Wilson, Executrix

Kerma Jo Wilson
Kerma Jo Wilson

Jayne Anne Duncan
By: Kerma Jo Wilson, Attorney-in-Fact
Jayne Ann Duncan
BY: Kerma Jo Wilson, Attorney-in-Fact

David D Bowling by Kerma Jo Wilson Attorney in Fact
David D. Bowling
BY: Kerma Jo Wilson, Attorney-in-Fact

Douglas A. Bowling
Douglas A. Bowling
BY: Kerma Jo Wilson, Attorney-in-Fact
by Kerma Jo Wilson Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared , **Kerma Jo Wilson**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon **Her** oath acknowledged **HERSELF** to be the **EXECUTRIX** of the within named bargainor, a **ESTATE OF Kermit William Bowling**, and that **SHE**, as such **EXECUTRIX**, executed the foregoing instrument for the purposes therein contained by signing the name of the **ESTATE Kermit William Bowling** by the said **Kerma Jo Wilson** as such **EXECUTRIX**.

Witness my hand and official seal this 31st day of March, 2016.

My Commission Expires: 9/10/18

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Kerma Jo Wilson**, 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 31st day of March, 2016.

My commission expires: 9/10/18

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of March, 2016, before me, the undersigned Notary Public in and for said County and State, personally appeared **Kerma Jo Wilson** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Jayne Ann Duncan** by **Specific POWER OF ATTORNEY** dated March 21, 2016 and who acknowledged that he executed the same as the free act and deed of **Jayne Ann Duncan**.

Witness my hand and official seal of office this 31st day of March, 2016.

My Commission Expires: 9/10/18

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of March, 2016, before me, the undersigned Notary Public in and for said County and State, personally appeared **Kerma Jo Wilson** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **David D. Bowling** by **Specific POWER OF ATTORNEY** dated March 15,2016 and who acknowledged that he executed the same as the free act and deed of **David D. Bowling**.

Witness my hand and official seal of office this 31st day of March, 2016.

My Commission Expires: 9/10/18

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of March, 2016, before me, the undersigned Notary Public in and for said County and State, personally appeared **Kerma Jo Wilson** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Douglas A. Bowling by Specific POWER OF ATTORNEY** dated March 18 2016 and who acknowledged that he executed the same as the free act and deed of **Douglas A. Bowling**.

Witness my hand and official seal of office this 31st day of March, 2016.

My Commission Expires: 9/10/18

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY