Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160034194 DEEDWARR
Recvd: 04/26/16 10:47 2 pgs
Fees: 13.00 Taxes: 812.15
20160426-0040439

P-RR-16-2700-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF APRIL, 2016.

Notary Public

MY COMMISSION EXPIRES: 02/26/17

(AFFIX SEAL)

NATHAN L. POWERS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Matthew Bowman and Erin Bowman	New Owner	
(NAME)	(NAME)	**172-15-A-265.00 CO**
2700 Campa Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **THOMAS L. WISER AND HANNAH ELIZABETH WISER, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MATTHEW BOWMAN AND ERIN BOWMAN, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 272, Holt Woods, Section Thirteen, as shown on plat of record in Plat Book 9700, Pages 598-599, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Thomas Wiser and Hannah Elizabeth Lomax (n/k/a Hannah Elizabeth Wiser), Tenants in Common with Rights of Survivorship to Thomas L. Wiser and wife, Hannah Elizabeth Wiser, as recorded on the 18th day of January, 2011 in Instrument No. 20110118-0004676 and Cash Deed for Tennessee from Secretary of Housing and Urban Development, of Washington, D.C. to Thomas Wiser and Hannah Elizabeth Lomax, Tenants in Common with Rights of Survivorship, as recorded on the 4th day of June, 2008 in Instrument No. 20080604-0057340, in the Register's Office of Davidson County, Tennessee. The said Thomas L. Wiser being one and the same person as Thomas Wiser. The said Hannah Elizabeth Wiser being one and the same person as Hannah Wiser.

The execution of this instrument is effected by the signature of Thomas Wiser as Attorney-in-fact for Hannah Wiser a/k/a Hannah Elizabeth Wiser, which Power of Attorney is recorded in Instrument No. 20160426-0040438.

This conveyance is subject to:
- All matters shown on plat of record in Plat Book 9700, Pages 598 and 599;
- Covenants, Conditions and Restrictions of record in Book 9570, Page 22 and Book 10800, Page 575;
- By-Laws of record in Book 9570, Page 13;
- HOA Charter of record in Book 9570, Page 5;
- Easement for Sanitary Sewer/Storm Drainage of record in Book 10316, Page 585;
- Conveyance to Homeowner's Association of record in Instrument No. 20020807-0095356;
- Stormwater Detention Agreement of record in Book 10584, Page 124, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2700 Campa Circle, Nashville, Tennessee 37211**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 15th DAY OF APRIL, 2016.

Thomas L. Wiser

Hannah Elizabeth Wiser by Thomas Wiser by Attorney in Fact

Hannah Elizabeth Wiser by Thomas Wiser, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS L. WISER, the within named bargainor, 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, this the 15th of April, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS WISER, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of HANNAH ELIZABETH WISER, and who acknowledged he/she/they executed the same as the free act and deed of the said HANNAH ELIZABETH WISER.

Witness my hand and official seal, this the 15th of April, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212