THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 1605765**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Williamson) The actual consideration or value, whichever is greater, for this transfer is: $372,400.00. Affiant Subscribed and sworn to before me, this 23rd day of June, 2016. Notary Public My Commission Expires: January 5, 2020

SHERI ENGEL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Terry L. Bowers and Jason S. Bowers 5100 GRAND OAK WAY Brentwood TN 37027-1711	Send Tax Bills To: ~~New Owner~~ Abbott Laboratories Employees Credit Union 401 N. Riverside Dr, 1A Gurnee, IL 60031	Tax Information: Tax Parcel ID No. 172-05-0-A-001.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Anne H. Bond, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Terry L. Bowers and Jason S. Bowers, wife and husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 1, OAKMONT SUBDIVISION, PHASE ONE, as shown on plat of record in Plat Book 7900, Page 480, 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 to H. Herron Bond and wife, Anne H. Bond by Warranty Deed from Keith McGhee and wife, Leah A. McGhee, Ken R. McGhee and wife, Pamela S. McGhee and Rick T. McGhee, unmarried and John R. Janicek, Executor of the Estate of Bobby Russell McGhee, recorded on the 1st day of November, 1995 in Deed Book 9844, Page 800, re-recorded in Book 9866, Page 466, in the Register's Office of Davidson County, Tennessee.

H. Herron Bond having died on December 22nd, 2007 in Davidson County, Tennessee. His interest in said property having passed to Anne H. Bond as the surviving tenant by the entirety.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of OAKMONT SUBDIVISION, PHASE ONE, as recorded in Plat Book 7900, Page(s) 480 and Plat Book 7900, Page 479 (PUD Boundary Plat).

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 8850, Page 631, Book 9453, Page 119, Book 11484, Page 619 and Instrument No. 200506160-0692002.

Davidson County DEEDWARR
Recvd: 06/24/16 14:44 3 pgs
Fees:18.00 Taxes:1377.88
20160624-0064852

Charter of Homeowners Association recorded in Book 8868, Page 942.

Easement for Ingress/Egress, recorded in Book 8671, Page 94 and Book 2879, Page 45.

Easement for Use of Spring Water, recorded in Book 3673, Page 551.

Conveyance for common open space recorded in Book 9440, Page 530, Book 9440, Page 533 and Instrument No. 20041208-0146211.

Easement Agreement recorded in Book 8671, Page 98.

This is improved property located at 5100 GRAND OAK WAY Brentwood, TN 37027-1711.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of June, 2016.

Anne H. Bond

Anne H. Bond

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Anne H. Bond, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of June, 2016.

Notary Public

My Commission Expires: 9/10/18

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

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

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/25/19

MARY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY