THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16057829** BILL GARRETT, Davidson County Trans:T20160055405 DEEDWARR Recvd: 06/29/16 10:59 2 pgs Fees:13.00 Taxes:2282.90 20160629-0066306	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $617,000.00. Affiant Subscribed and sworn to before me, this 23rd day of June, 2016. Notary Public My Commission Expires: 10/15/16 DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Meredith W. Bowen and William V. Bowen, III 827 W ARGYLE AVE Nashville TN 37203-5464	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 105-10-0-016.00

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, **Anita Mitchum and Brian Mitchum, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Meredith W. Bowen, unmarried and William V. Bowen, III, unmarried as tenants in common** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Being the Westerly 150 feet of Lot Number 8 on the Waverly Land Company's Plan of Lots called Waverly Place, as of record in Book 57, Page 95, Register's Office for said County, more particularly described as follows:

Beginning at the Southeast corner of Argyle Avenue, formerly Fairview Avenue, and a 20-foot alley bounding said lot on the West being the Northwest corner of said Lot Number 8; thence with the Southerly margin of said avenue, Easterly 150 feet; thence Southerly 150 feet more or less to a point on said alley about 183 feet Southerly or Southeasterly from the beginning point; thence with the Northeasterly margin of said alley Northwesterly 183 feet, more or less to the beginning.

Being the same property conveyed by Quitclaim Deed from Anita Mitchum, formerly known as Anita Brzeski and Brian Mitchum, wife and husband, who took title as unmarried to Anita Mitchum and Brian Mitchum, wife and husband, as joint tenants with right of survivorship, as recorded on the 11th day of July, 2013 in Instrument No. 20130711-0071969 and Cash Deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C. to Anita Brzeski, Unmarried and Brian Mitchum, Unmarried, as recorded on the 26th day of August, 2011 in Instrument No. 20110826-0066033, in the Register's Office of Davidson County, Tennessee.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WAVERLY LAND COMPANY'S PLAN OF LOTS CALLED WAVERLY PLACE, as recorded in Plat Book 57, Page(s) 95.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 827 W ARGYLE AVE Nashville TN 37203-5464

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 23rdday of June, 2016.

Anita Mitchum

Brian Mitchum

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

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

Notary Public

WILLIAM T. CHAPMAN II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018