THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 16057579**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $990,000.00. JAnderson Affiant Subscribed and sworn to before me, this 24th day of June, 2016. JAnderson Notary Public My Commission Expires: _____

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

BILL GARRETT, Davidson County
Trans:T20160056475 DEEDWARR
Recvd: 07/01/16 12:34 2 pgs
Fees:13.00 Taxes:3663.00
20160701-0067798

WARRANTY DEED

Address New Owner: Dewitt C. Dawkins and Lauren J. Dawkins 216 Carden Avenue Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-13-0-048.00

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, **James Bowen and Laura Bowen, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Dewitt C. Dawkins and Lauren J. Dawkins, husband and wife**, ("Grantees"), their 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 the northerly 55 feet of Lot 36 on the map of Bransford Realty Company s Subdivision of Lot Nos. 8,10,11,12 and part of 9 in Block E and Lot Nos. 6,7,9,10, 11, 12, 13,14,15, 16,17,18,19, and part of 8 in Block F and Lot Nos. 6 to 23 inclusive, in Block G in Whitland Realty Company s Subdivision, of record in Plat Book 547, page 53, Register s Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Said part of Lot No.36 fronts 55 feet on the northerly side of Carden Avenue and runs back between parallel lines 210 feet to a dead line.

Being the same property conveyed to JAMES BOWEN II and wife, LAURA BOWEN, by deed from DANIEL JURUSZ and wife, KAREN JURUSZ, of record in Instrument No. 20070409-0042096, dated March 28, 2007, said Register's Office. James Bowen II and James Bowen being one and the same.

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.

General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 104-13-0-048.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 547, page 53, said Register's Office.

This is improved property located at 216 Carden Avenue Nashville TN 37205

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 24th day of June, 2016.

James Bowen

Laura Bowen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James Bowen and Laura Bowen, 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 24th day of June, 2016.

Notary Public

My Commission Expires: _____

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