STATE OF Tennessee
COUNTY OF Davidson

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Return to: Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $353,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June, 2016.

Notary Public
MY COMMISSION EXPIRES: 4/17/19
File No. G16-4897D

BILL GARRETT, Davidson County
Trans:T20160057086 DEEDWARR
Recvd: 07/05/16 14:47 2 pgs
Fees:13.00 Taxes:1306.10
20160705-0068632

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Michael J. Marks and Pebbles N. Marks, ~~husband and wife~~	CMG Mortgage	64-3-A-123CO
(NAME)	(NAME)	
2109 Chels Way	3160 Crow Canyon Rd Suite 400	
(STREET ADDRESS)	(STREET ADDRESS)	
Old Hickory, TN 37138	SAN RAMON, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Christopher Charles Bowles, married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael J. Marks, married and Pebbles N. Marks, married,** as joint tennants with right of survivorship. HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 102 on the plan of Phase Ten, Section Three, Brandywine Pointe, a Planned Unit Development as shown by plat of record in Plat Book 9700, Page 280, amended in Book 10502, page 82, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Christopher Charles Bowles from Russell T. Cole and wife, Amy T. Cole, by Deed dated June 28, 2013, as Instrument No. 20130705-0069619, in the Register's Office for Davidson County, Tennessee.
Christy Bowels joins in this conveyance for the purpose of conveying any interest he or she may have in said property, particularly marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 8120, page 170, Book 9544, page 69, Book 8671, page 484, Book 9010, page 627, Book 9576, page 247, Book 10257, page 199, and Book 10502, page 82, Register's Office for Davidson County, Tennessee.
2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 9700, page 280, amended in Book 10502, page 82, and Planned Unit Development Boundary Plat in Book 7900, page 156, Register's Office for Davidson County, Tennessee.
3. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

5. Bylaws of record in Book 10721, page 835, Register's Office for Davidson County, Tennessee.
6. Charter of Dock Association as recorded in Book 8637, page 563, Register's Office for Davidson County, Tennessee.
7. Dock Association Restrictions as recorded in Book 8695, page 379, Book 9145, page 957, Book 9576, page 846, Book 9776, page 427, Book 10447, page 711, and Book 10684, page 324, Register's Office for Davidson County, Tennessee.
8. Dock Easement for parking / ingress & egress as recorded in Book 11108, page 555, Register's Office for Davidson County, Tennessee.
9. Dedication of Utilities Easement as recorded in Book 9178, page 781, Register's Office for Davidson County, Tennessee.

The 2015 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2109 Chels Way, 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 and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 30th day of June, 2016.

Christopher Charles Bowles — June 30, 2016 Date

Christy Bowles — June 30, 2016 Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Christopher Charles Bowles and Christy Bowles, husband and wife, the bargainor(s), 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 30th day of June, 2016.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066