Prepared By & Return To:
Tennessee Title Services, LLC
7000 Excuetive Center Dr. Suite 290
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 07/26/16 10:53 3 pgs
Fees:18.00 Taxes:943.13
20160726-0076734

CECILIA M. HENSLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $254,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 22nd day of July, 2016

Notary Public
Commission Expires: 4/9/19

Address of New Owner	Send Tax Bills To:	Map & Parcel
Charles W. Bowker 8919 Sawyer Brown Road Nashville, TN 37221	Franklin Synergy Bank 722 Columbia Avenue Franklin, TN 37064	142 09 0H 139.00

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

Katherine M. Hanson

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Charles W. Bowker and wife, Margaret I. Bowker

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Rutherford COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium being Unit No. 8919 together with the carport designated No. 8919-C, River Plantation, Section IX, Phase I 1-F, a condominium, a horizontal property regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the Plat of River Plantation, Section IX, Phase I 1-F, condominium apartments, of record in Book 7900, pages 672 and 673, Register's Office for Davidson County, Tennessee, and described in Master Deed of record in Book 8061, page 341, amended in Book 9326, page 713, said Register's Office, and further described in annexation document of record in Book 9247, page 951, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section IX, Phase I 1-F condominium apartments, contained in the Master Deed and By-Laws appended thereto, of record in Book 8061, pages 341-346 and annexation document in Book 9247, page 951, said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied verbatim.

Being the same property conveyed to Katherine M. Hanson by Warranty Deed from Mary Margaret Formosa (a/k/a Mary Margaret Formosa Lambert) and Joseph A. Formosa III, dated 01/17/2011 and recorded 01/19/2011 in Instrument Number 20110119-0005001, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The subject property is neither the principal residence of Grantor nor her spouse or any dependent.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 8919 Sawyer Brown Road, Nashville, TN 37221.

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 so 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. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 22nd day of July, 2016.

Katherine M. Hanson

Katherine M. Hanson

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Katherine M. Hanson
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 at Brentwood, Tennessee this 22nd day of July, 2016.

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/13/20

(Notary Seal)

True Copy Certification

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

Signature

CECILIA M. HENSLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, CECILIA M. HENSLEY, a notary public for this county and state, KEVIN HEFFELMAN, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4/9/2019