File Box 8

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: (DM) Title No.: 58549
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Richard Bowers 28 Lynwood Lane Nashville, TN 37205	NEW OWNER

TAX MAP PARCEL NUMBERS: 133-2-128

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$85,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Amanda Bowers, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Richard Bowers** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of Airdrie Subdivision "C", as of record in Plat Book 547, page 160, Register's Office for Davidson County, Tennessee, to which said Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Amanda L. Bowers, an unmarried woman by Warranty Deed from Teresa M. Black, dated April 28, 2005 and recorded on May 3, 2005 of record in Instrument No. 20050503-0049353, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2016, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Book 547, page 160, said Register's Office, which Plan shows a minimum building setback line and easement to which said Plan reference is hereby made for a more complete description.

This is improved property, known as 3114 Wingate Avenue, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

BILL GARRETT, Davidson County
Trans:T20160080575 DEEDWARR
Recvd: 09/14/16 13:59 2 pgs
Fees:13.00 Taxes:314.50
20160914-0096724

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 13th day of September, 2016.

Amanda Bowers

Amanda Bowers

State of Tennessee

County of Davidson

On this 13th day of September, 2016, before me the undersigned authority, personally appeared Amanda Bowers, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: 3/7/2017

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $85,000.00.

Affiant

Sworn and subscribed before me this 13th day of September, 2016.

Notary

My Commission Expires: 3/7/2017

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.