Warranty Deed

BILL GARRETT, Davidson County Trans:T20160082077 DEEDWARR Recvd: 09/19/16 14:59 2 pgs Fees:13.00 Taxes:1420.80 20160919-0098484	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $384,000.00 Affiant Subscribed and sworn to before me, this the 16th day of August, 2016. Notary Public My commission expires: 10/23/2016

THOMAS J. BOTTORFF NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Diane L. Speights	Farmington Mortgage Suite 300	
373 Monroe Street, Unit 203	2002 Richard Jones Rd.	082-09-0-Q-039.00CO
Nashville, TN 37208-2755	Nashville, TN. 37215	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **HAROLD BOWLIN AND SAMANTHA BOWLIN HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DIANE L. SPEIGHTS, UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 203 of Horizontal Property Regime of 4th and Monroe, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Horizontal Property Regime of 4th and Monroe of record in Instrument Number 20070619-0073328, as amended and restated in Instrument No. 20120824-0076410, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirement thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit D to said Amended and Restated Master Deed in Instrument No. 20120824-0076410; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit A-1 to said Amended and Restated Master Deed in Instrument No. 20120824-0076410, as amended in Instrument No. 20130411-0035975, and as further amended in Instrument No. 20130718-0074552 and Instrument No. 20150130-0009095, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Nashten, LLC, a Tennessee limited liability company by Quitclaim Deed from Cadence Bank, N.A., of record in Instrument No. 20101228-0102595, Register's Office for Davidson County, Tennessee, dated December 23, 2010 and recorded on December 28, 2010.

Being the same property conveyed to Harold Bowlin and Samantha Bowlin, husband and wife by Special Warranty Deed from Nashten, LLC, a Tennessee limited liability company, of record in Instrument No. 20140819-0075405, Register's Office for Davidson County, Tennessee, dated August 14, 2014 and recorded on August 19, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property also known as 373 Monroe Street, Unit 203, Nashville, TN 37208-2755.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 16th day of ~~August~~ September, 2016.

Harold Bowlin by Emma Cullen as attorney in fact
Harold Bowlin by Emma Cullen
As Attorney in Fact

Samantha Bowlin by Emma Cullen as attorney in fact
Samantha Bowlin by Emma Cullen
As Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of September, 2016, before me personally appeared Emma Cullen, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Harol Bowlin and Samantha Bowlin as attorney-in-fact, and acknowledged that (s)he executed the same as the free act and deed of Harold Bowlin and Samantha Bowlin.

Witness my hand and seal this 16th day of ~~August~~ September, 2016.

J. Brandon Miller
Notary Public

My Commission Expires: 7-2-2018

