BILL GARRETT, Davidson County
Trans:T20160087686 DEEDWARR
Recvd: 10/05/16 12:06 2 pgs
Fees:13.00 Taxes:1591.00
20161005-0105203

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $430,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of September, 2016.

Notary Public

My commission expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires December 5, 2017

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Ste. 105, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Lauren E. Buchanan and Craig J. Tainter, wife and husband	First Bank	**127-00-0-226.00**
7721 Saddle Ridge Court	318 Seaboard Ln #205	
Nashville, TN 37221	Franklin TN 37067	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Samuel T. Bowman and Christy Bowman, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Lauren E. Buchanan and Craig J. Tainter, wife and husband

(hereinafter called the "Grantee"), his 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. 36 on the Plan of Section Two, Saddle Ridge of record in Plat Book 5200, Page 366 and 367, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Cindy S. Smith, Trustee by Quitclaim Deed from Samuel Thomas Bowman and Christy Dawn Steinhauser, nka Christy Dawn Bowman of record in Instrument No. 20070402-0038767, Register's Office for Davidson County, Tennessee, dated March 05, 2007 and recorded on April 02, 2007 and within the same deed the said Cindy S. Smith, Trustee conveyed her interest in the subject property to Samuel Thomas Bowman and wife, Christy Dawn Bowman.

This is improved property known as **7721 Saddle Ridge Court, Nashville, TN 37221.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

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

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

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 28th day of September, 2016.

Samuel T. Bowman

Christy Bowman

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Samuel T. Bowman and Christy Bowman, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 28th day of September, 2016.

Notary Public
My Commission Expires: 11/19/2018

JONATHAN R. MEDLEY
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY

SolomonParks File No. 160331