# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/11/16 14:31 2 pgs
Fees:13.00 Taxes:490.81
**20161011-0107545**

HALE E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$132,650.00.**

Affiant

Subscribed and sworn to before me this 7th day of October, 2016.

Notary Public
My Commission expires: 7/8/19
(Affix Seal)

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| Christina L. Adkisson | Nations Lending Corporation | 053-09-0-058.00 |
| 614 Brentmeadow Circle | 4 Summit Park Drive Suite 200 | |
| Madison, TN 37115 | Independence, OH 44131 | |

**WITNESSETH**: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Heather Bowe and Eli R. Bowe, wife and husband**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Christina L. Adkisson**, an unmarried woman, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Land in Davidson County, Tennessee, being Lot No. 41A on the Plan of Zone Lot Division Lots 39 and 41, Phase 1, Kimbolton, of record in Plat Book 6900, page 742 which amends Plat Book 6900, page 276-278, amended by Book 7577, page 553, Register's Office for Davidson County, Tennessee.**

**Said Lot No. 41A fronts 47.0 feet on the northerly margin of Brentmeadows Circle and extends back 135.70 feet on the westerly line and 118.87 feet on the broken easterly line to a dead line in the rear measuring 89.66 feet thereon.**

**Being the same property conveyed to *Heather S. Kerr, unmarried, by deed from Christopher J. Easley and wife, Joy E. Easley, on December 31, 2008, of record in Instrument Number 20090105-0000776, Register's Office for Davidson County, Tennessee.**

***Heather S. Kerr n/k/a Heather Bowe, married.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 6900, page 742, amending Book 6900, page 276, amended in77, page 553, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 7265, page 655; Book 7470, page 126; Book 7577, page 553; and Book 7799, page 50, Register's Office for Davidson County, Tennessee.

This is improved property known as: **614 Brentmeadow Circle, Madison, TN 37115**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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.

**WITNESS** our hands this October 7, 2016.

**Heather Bowe**

**Eli R. Bowe**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Heather Bowe and Eli R. Bowe** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 7, 2016

My commission expires 2/8/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-5-2018

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE