This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $472,900.00.

Ashley Reins
Affiant

Subscribed and sworn before me this the 10th day of November, 2016.

Alyssa Rayne
Notary Public
My commission expires: 9/7/2020

ALYSSA RAYNE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jonathan Novak 1011 Petway Avenue Nashville, TN 37206-3407	Farmington Mortgage, a division of CapStar Bank 2002 Richard Jones Rd, Ste 300A Nashville, TN 37215	083-01-0-231.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, CAROL L. BOWERS, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JONATHAN NOVAK AND CORTNEY NOVAK, husband and wife, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Situated in the Civil District of Davidson County, Tennessee, and more particularly described as follows: Being Lot No. 25 on the plan of Petway's Subdivision of Lot No. 7 on the Hobson Property, as of record in Plat Book 2, Page 42, Chancery Court of Nashville.

Also included in this conveyance is the following Driveway Easement: Beginning at an iron rod in the North margin of Petway Avenue, same being the Southeast corner of Tract #1 (Lot #25) of the Opal Chambers property 0.284 acres) and the Southwest corner of Tract #2 (Lot #24) of the Opal Chambers property (0.283 acres); thence with said margin North 82 degrees 35' 00" East 5.00 feet to a point in said margin; thence leaving road with line severing said Tract #1 North 06 degrees 36' 52" East 100.00 feet to a point in the East boundary of said Tract #1; thence with line of said Tract #2 South 06 degrees 36' 52" West 100.00 feet to the point of beginning.

Being a portion of the same property conveyed to Carol L. Bowers, an unmarried woman by Warranty deed from Keith B. Robertson, a single person of record in Instrument No. 20141030-0100312 Register's Office for Davidson County, Tennessee, dated October 28, 2014 and recorded on October 30, 2014.

Being also known as 1011 Petway Avenue Nashville, TN 372063407.

Subject to all Easements and Restrictions of record.

THIS IS _X_ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 1011 Petway Avenue, Nashville, TN 37206-3407.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Davidson County DEEDWARR
Recvd: 11/21/16 14:49 3 pgs
Fees:18.00 Taxes:1749.73
20161121-0122805

CAB

Witness my hand this the 10th day of November, 2016.

Carol L. Bowers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Carol L. Bowers, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of November, 2016.

My commission expires:

1/5/17

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Alyssa Rayne, 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.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Ann Reiss

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

