WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160104704 DEEDWARR
Recvd: 11/29/16 09:55 2 pgs
Fees: 13.00 Taxes: 1295.00
20161129-0124992

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$$350,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF November, 2016.

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL) 2-25-19

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 160
June F Andree	SWBC	GROUP 110A
100 Bridlington Lane	9311 San Pedro, Suite 100	PARCEL 063.00
Brentwood, Tennessee 37027	San Antonio, TX 78216	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Barbara Jean Bowman, a widow, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

June F Andree, an unmarried woman

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

Land in Davidson County, Tennessee, being all of Lot No. 63, on the plan of Phase II, Phase III and Phase IV, Hemmingwood, as shown by plat appearing of record in Plat Book 6900, page 6, 7, and 8 of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete details of said lot.

Being the same property conveyed to James Ramsey Bowman and wife Barbara Jean Bowman by deed from James Ramsey Bowman and wife, Barbara Jean Bowman, trustees, dated August 6, 2003 and recorded in Instrument No. 20030806-0112000 said Register's Office. James Ramsey Bowman having pre-deceased his wife on February 5, 2011 leaving her sole owner by operation of law.

This conveyance is made subject to the following:

1) 2017 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **100 Bridlington Lane, Brentwood, Tennessee 37027**.

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 and assigns, forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

WITNESS my hand and official seal at office this 18th day of November, 2016.

Barbara Jean Bowman
Barbara Jean Bowman,

by Andrew Bowman as Attorney in fact
by: Andrew Bowman, as attorney-in-fact

11/21/16
AB

STATE OF New York
COUNTY OF New York

On this 18th day of November, 2016, the undersigned authority, a Notary Public in and for the State of New York, before me personally appeared Andrew Bowman, to me known (or proved to me on the basis of satisfactory evidence) to be the person (or persons) described in and who executed the foregoing instrument in behalf of Barbara Jean Bowman, and acknowledged that such person (or persons) executed the same as such person (or persons) free act and deed of Barbara Jean Bowman.

Power of Attorney recorded in Instrument No. 20161102-0115965 in the Register's Office in and for Davidson, County, , Tennessee.

WITNESS my hand and official seal this 18th day of November, 2016.

ANDRES E LIRIANO
NOTARY PUBLIC-STATE OF NEW YORK
No. 01LI6276435
Qualified In New York County
My Commission Expires February 19, 2017

My Commission Expires: 02/19/2017

NOTARY PUBLIC

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

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