Davidson County DEEDWARR
Recvd: 11/30/16 12:20 3 pgs
Fees:18.00 Taxes:462.50
20161130-0125637

Prepared by and when recorded return to:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $125,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of November, 2016.

Notary Public
My commission expires: 06/22/20

REX A. CHAMBERLAIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

05-1610-67033

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Xenia Roose	Primary Residential Mortgage	026-06-0-013.00
126 Habersham Court	1480 North 2200 West	
Goodlettsville TN 37072	Salt Lake City, UT 84116	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Christopher M. Bowling, a married man**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Xenia Roose, an unmarried woman**, hereinafter called the Grantees, their successors 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 Lot No. 13, on the Plan of Resubdivision of Windsor Green, Phase 1, Section 1, Lots 1-18, of record in Book 6250, Page 374, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Christopher M. Bowling, an unmarried man by deed from Stephanie Diane Kirby, a single woman, dated January 31, 2007, recorded February 6, 2007, of record in Instrument No. 20070206-0015335, Register's Office for Davidson County, Tennessee.

Joey Lynn Bowling, wife of Christopher M. Bowling, joins in the execution of this instrument, to waive her marital interest, if any, in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 126 Habersham Court, Goodlettsville, TN 37072.

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 this 29th day of November, 2016.

Christopher M. Bowling

Joey Lynn Bowling

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Christopher M. Bowling and Joey Lynn Bowling**, 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 in Hendersonville, TN, this 29th day of November, 2016.

Rex Chamberlain
State of Tennessee at Large

My Commission expires: 06/22/20

REX A. CHAMBERLAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, **Rachelle Caudill**, 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 TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, **Hutch Henderson**, a notary public for this county and state, **Rachelle Caudill** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020