BILL GARRETT, Davidson County
Trans:T20160105656 DEEDWARR
Recvd: 12/01/16 10:13 2 pgs
Fees:13.00 Taxes:1572.50
20161201-0126015

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $425,000.00

Angelica Lightfoot - Agent
Affiant

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

M. Winchester
Notary Public

My commission expires: 10/10/17

M. WINCHESTER
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Alex Silver	8417 Beautiful Valley Drive Nashville, TN 37221	**08600023600**
3429 Lebanon Road		
Hermitage, TN 37076		

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 ACKNOWLEDGE, WE,

Jerry W. Bowers and wife, Ruth S. Bowers

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alex Silver

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:

Being in the First Civil District of Nashville, Davidson County, Tennessee, and fronting on the Southerly margin of Lebanon Road (U.S. Highway 70) as shown on plat of record for Pronto Oil Corporation's Site of record Book 5060, Page 167, said Register's Office, and being more particularly described as follows:

Beginning at an iron pin in the Southerly margin of Lebanon Road, said pin being the common corner of Wendy's of Nashville, Inc. and the former Northwesterly corner of the Torrey Wesley Dodson Tract as on record in Will Book 64, Page 86, Register's Office for Davidson County, Tennessee; thence, with said Southerly margin North 46° 45' East 145.00 feet to an iron pin; thence South 52° 04' East 185.00 feet to an iron pin; thence South 46° 45' West, 145.00 feet to an iron pin in the Westerly boundary of the Dodson Tract; thence, with the Easterly boundary of the Wendy's Tract North 52° 04' West, 185.00 feet to the point of beginning. Containing 26,507 square feet or 0.61 acres, more or less.

Together with an easement for the location, maintenance, repair and replacement of a sanitary sewer upon and under the following described tract or parcel:

Being a 20-foot wide easement, the centerline being more particularly described as follows: Beginning at a point South 52° 04' East, 185.00 feet and North 46° 45' East 10.00 feet from a point in the Southerly margin of Lebanon Road, said point being the Northwesterly corner of the above described tract; thence, parallel to and 10 feet from the Westerly boundary of the Torrey Wesley Dodson Tract South 52° 04' East, 380 feet more or less.

Being the same property conveyed to Jerry W. Bowers and wife, Ruth S. Bowers, from Odell Binkley, Jr., by Warranty Deed dated February 19, 1999, of record in Book 11351, page 735, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 3429 Lebanon Road, Hermitage, TN 37076.

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 in 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/our hand(s) this 28th day of November, 2016.

Jerry W. Bowers

Ruth S. Bowers

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Jerry W. Bowers and Ruth S. Bowers, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/(they) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of November, 2016.

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: DEC 27 2017