Warranty Deed

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$250,000.00
Bernist Leon McMichen III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th day of November, 2016.
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 9-11-17
(AFFIX SEAL)

SUSAN FINSLEY NEWTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. SEPTEMBER 11, 2017
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bernist Leon McMichen, III 443 Chestnut Street Nashville, TN 37203	New Owner	018.12-0-068.00

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,

Douglas H. Bowling, widow

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

Bernist Leon McMichen, III, a married person

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:

A tract of land in the Old Tenth Civil District of Davidson County, Tennessee, being Lot 1 of the Plan of Jackson Park Subdivision of record in Book 6900, Page 430, amended in Book 6900, Page 745, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Douglas H. Bowling and wife, Patricia A. Bowling by Warranty Deed from Kinley Wilkinson, dated December 29, 1989, of record in Book 8016, Page 694, Register's Office for Davidson County, TN. Patricia A. Bowling aka Patricia Ann Bowling has since died on April 23, 2015 leaving property vested in Douglas H. Bowling as surviving tenant by the entirety.

This conveyance is made subject to the following:

1) 2017 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 6900, Page 430, amended in Book 6900, Page 745, Register's Office for Davidson County, Tennessee.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **643 North Main Street, Goodlettsville, TN 37072**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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.

BILL GARRETT, Davidson County
Trans:T20160105727 DEEDWARR
Recvd: 12/01/16 11:51 2 pgs
Fees:13.00 Taxes:925.00
20161201-0126100

Witness our hand(s) this 30th day of November, 2016.

Douglas H. Bowling

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Douglas H. Bowling, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of November, 2016.

NOTARY PUBLIC

SUSAN FRENSLEY NEWTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. SEPTEMBER 11, 2017
COUNTY OF DAVIDSON

My Commission Expires: 9-11-17

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076