BILL GARRETT, Davidson County
Trans:T20170036848 DEEDWARR
Recvd: 05/02/17 10:01 2 pgs
Fees:13.00 Taxes:462.50
20170502-0042935

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $125,000.00

Aisha Hall
Affiant

Subscribed and sworn to before me, this 1st day of May 2017.

Notary Public

My commission expires: 3/31/20

TONJA COX STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES MARCH 31, 2020

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Wendy Reeves	Same as new owner	**136030B000400CO**
3880 Priest Lake Drive Unit # 49		
Nashville, TN 37217		

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,

Harlan Bowman and wife, Janice Bowman

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

Wendy Reeves, a single 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 Unit No. 49, in a Horizontal Property Regime as shown on the condominium site plan of Phase 2, Condominium Townhouses, on the Plan of Priest Lake Park, as established by Master Deed of record in Book 4651, Page 412; Book 4943, Page 692; Book 4979, Page 939; Book 5083, Page 417; Book 5189, Page 671; Book 8115, Page 838; Book 9089, Page 765; and Instrument No. 20050817-0097909, and as shown on the plan of record in Plat Book 4675, Page 145, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Harlan Bowman and wife, Janice Bowman, from F. Dee Crabtree and wife, Betty J. Crabtree, by Warranty Deed dated February 14, 1997, of record in Book 10354, page 306, 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.

All matters as shown on the plat of record in Plat Book 4675, page 145, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

Master Deed of record in Book 4651, page 412, Book 4979, page 939, Book 5189, page 671, said Register's Office.

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 3880 Priest Lake Drive Unit # 49, Nashville, TN 37217.

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 April, 2017.

Harlan Bowman

Janice Bowman

STATE OF TN

COUNTY OF Sumner

Personally appeared before me, a Notary Public of said County and State, Harlan Bowman and Janice Bowman, 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 April, 2017.

NOTARY PUBLIC

My Commission Expires: 11-30-2020

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER