WARRANTY DEED

NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of May, 2017

Notary Public

MY COMMISSION EXPIRES: 5.30.19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southeast Title of Murfreesboro, LLC, 805 South Church Street, Suite 11, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jorge Leon	Jorge Leon	07107022100
(NAME)	(NAME)	
306 Edwin Street	306 Edwin Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Rose Bowe and David Bowe, wife and husband,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jorge Leon, a single man,** hereinafter called the GRANTEE, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the west 1/2 of Lot No. 29 on the Map of Trinity Heights being T.W. Crutcher's Tr's Subdivision of Lot No. 3, as shown by plat of record in Plat Book 332, Page 4, of the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Rose Bowe and David Bowe, wife and husband by deed from Peggy T. McFall, unmarried, dated 2-8-16 of record in Instrument #201602110013280, Register's Office for said County.

This is improved ☑ property, known as 306 Edwin Street, Nashville, TN 37207
(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 GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, 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:T20170043811 DEEDWARR
Recvd: 05/23/17 13:39 2 pgs
Fees:13.00 Taxes:573.50
20170523-0051231

Witness our hands this 11th day of May, 2017.

Rose Bowe

David Bowe

State of Nevada
County of Clark

Personally appeared before me Rose Bowe and David Bowe, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 11th day of May, 2017.

Notary Public
My Commission Expires: September 20/2017

File No.: 0878

LILIANA M. BRICKER
Notary Public-State of Nevada
APPT. NO. 13-11780-1
My App. Expires September 20, 2017