29752-8

Box 14

BILL GARRETT, Davidson County
Trans:T20170048371 DEEDWARR
Recvd: 06/07/17 09:58 2 pgs
Fees:13.00 Taxes:888.00
20170607-0056958

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M176442

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 240,000.00
Lisa L. Auker, Affiant
Subscribed and sworn before me this the 7th Day of June, 2017
L. Chandler, Deputy Register

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $240,000.00

Affiant

Subscribed and sworn to before me, this the 5th day of June, 2017.

Notary Public
My Commission Expires: 5-8-18

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
William Bowman Nena Bowman 5010 Inglewood Court Nashville, TN 37216	Farmington Mortgage, a Div of CapStar Bank 2002 Richard Jones Rd, Suite 300A Nashville, TN 37215	61-04-0-006.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Althea M. Lumpress Nelson, a married woman,** hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **William N. Bowman and Nena J. Bowman, husband and wife,** 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 certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 68 on the Plan of Inglewood Heights Subdivision, as shown by plat of record in Plat Book 1424, Page 85, 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 by Quitclaim Deed from Althea M. Lumpress Nelson, a married woman, who acquired title as unmarried, formerly known as Althea M. Lumpress to Althea M. Lumpress Nelson, a married woman, as recorded on the 8th day of February, 2011 in Instrument No. 20110208-0010899 and Warranty Deed from John Carl Cottle, III and wife, Nicole M. Cottle to Althea M. Lumpress, unmarried, as recorded on the 10th day of July, 2000 in Instrument No. 20000710-0067956, in the Register's Office of Davidson County, Tennessee.

Lional Nelson joins in this conveyance to convey any rights he may have, marital or otherwise.

This is ☒ Improved OR ☐ Unimproved property located at: 5010 Inglewood Court, Nashville, TN 37216.

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantees who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 I do covenant

with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of June, 2017.

+ Althea L. Nelson
Althea M. Lumpress Nelson

+ Lionel Nelson
Lional Nelson

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Althea M. Lumpress Nelson and Lional Nelson,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 5th day of June, 2017.

Notary Public
My Commission expires: 2-25-20

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