RESERVED FOR RECORDING STAMP	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is ~~$695,000.00~~ $ 688,000.00 Affiant Subscribed and sworn to before me, this the 6th day of June, 2017. Notary Public My commission expires: 6/19/18

BILL GARRETT, Davidson County
Trans:T20170049927 DEEDWARR
Recvd: 06/12/17 13:11 2 pgs
Fees:13.00 Taxes:2545.60
20170612-0058667

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Patti C. Bowlan	new owner	**104-14-0G-058.00-CO**
97 Victoria Park		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Sam Garner and wife, Paige Carter-Garner a/k/a Samuel Bradley Garner, Jr., and wife, Paige Garner

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Charles M. Bowlan and Patti C. Bowlan, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 95 on the Plan of Revised Final Plat of Whitworth, Phase 01 of record in Plat Book 7900, Page (s) 140 through 144, inclusive and Surveyors Certificate of Correction in Book 8734, Page 747, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Being the same property conveyed to Sam Garner and wife, Paige Carter Garner a/k/a Samuel Bradley Garner, Jr., and wife, Paige Garner by Warranty deed from Julie Owens, unmarried of record in Book 11456, page 19, Register's Office for Davidson County, Tennessee, dated April 29, 1999 and recorded on April 30, 1999. (Value or consideration shown in aforementioned deed $378,000.00.) Being also known as 97 Victoria Park Nashville, Tennessee 37205.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 97 Victoria Park, Nashville, TN 37205.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 HANDS EFFECTIVE AS OF June 6, 2017:

Sam Garner a/k/a Samuel Bradley Garner, Jr.

Paige Carter-Garner a/k/a Paige Garner

Paige Carter-Garner a/k/a Paige Garner

STATE OF TENNESSEE	)	**INDIVIDUAL ACKNOWLEDGEMENT**
	)	
COUNTY OF DAVIDSON	)	

Personally appeared before me, a Notary Public of said County and State, Sam Garner a/k/a Samuel Bradley Garner, Jr. and Paige Carter-Garner a/k/a Paige Garner, 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 the 6th day of June, 2017.

My Commission Expires: 5.25.20

Notary Public

20171266R

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY