BILL GARRETT, Davidson County
Trans:T20170049956 DEEDWARR
Recvd: 06/12/17 13:59 2 pgs
Fees:13.00 Taxes:333.00
20170612-0058702

This Instrument Prepared by:
DOMINIC J. LEONARDO
Attorney at Law
603 Woodland Street
Nashville, TN 37206-4211
(615) 259-1214

This firm did not conduct a title search, issue a title opinion letter, or issue the title insurance regarding the sale of this property.

WARRANTY DEED

ADDRESS OF NEW OWNER:
Kevin M. Frierson
2869 Paddle Wheel Dr.
Nashville, TN 37214

SEND TAX BILLS TO:
Same

MAP & PARCEL NO.
08008023600

FOR AND IN CONSIDERATION of Ninety Thousand Dollars ($90,000.00) and other good and valuable consideration, **ORIS G. BOWEN and CARLTON BOWEN** by these presents do hereby quitclaim and convey unto **KEVIN M. FRIERSON** and his heirs, successors and assigns, all right, title and interest in and to the following described tract of land in Davidson County, Tennessee:

BEING Lot No. 90 on the Plan of Section Four, Bordeaux Hills, of record in Book 3600, Page 49, Register's Office for said County.

SAID Lot No. 90 fronts 64.55 feet on the easterly side of Mayer Lane and runs back 120 feet on the northerly line and 110 feet on the southerly line to a dead line in the rear, on which it measures 48.04 feet.

BEING part of the same property conveyed to Oris G. Bowen by Affidavit of Heirship from Patricia Ann Quarles of record in Instrument No: 20160819-0086966, Register's Office for Davidson County, Tennessee.

This is improved property known as 3204 Mayer Lane, Nashville, TN 37218.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantors do covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantors do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and

forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 5 day of June, 2017.

Oris G. Bowen
ORIS G. BOWEN

Carlton Bowen
CARLTON BOWEN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainors, **ORIS G. BOWEN and CARLTON BOWEN**, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of June, 2017.

DOMINIC JOSEPH LEONARDO
STATE OF TENNESSEE
NOTARY
Seal
PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

NOTARY PUBLIC

My Commission Expires: 1-8-19

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $90,000.00.

Carlton Bowen
AFFIANT

Sworn to and subscribed before me this 5th day of June, 2017.

NOTARY PUBLIC

My Commission Expires: 1-8-19

DOMINIC JOSEPH LEONARDO
STATE OF TENNESSEE
NOTARY
Seal
PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019