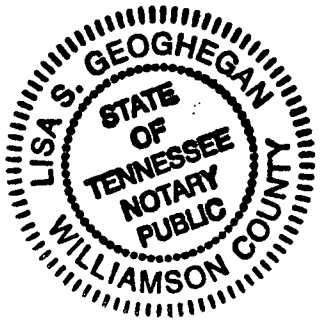
BILL GARRETT, Davidson County
Trans:T20170050327 DEEDWARR
Recvd: 06/13/17 10:01 2 pgs
Fees:13.00 Taxes:1091.50
20170613-0059131

 (Notary Stamp)	STATE OF TENNESSEE COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is $295,000.00. Affiant Subscribed and sworn to before me, this 12th day of June, 2017. Notary Public My commission expires: 9/20/2017

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Vaughn T. Bowie and Amanda L. Bowie	Provident Funding	181-03-0A-255.00-CO
7268 Santeelah Way	851 Traeger Ave #100	
Cane Ridge, TN 37013	San Bruno, CA 94066	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, We,

Steven Michael Lowry and wife, Kelly Marie Lowry

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Vaughn T. Bowie and Amanda L. Bowie, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 72 on the Plan of Section One of Phase One, Addition to Indian Creek, RS-10 Subdivision - Cluster Lot Option of record in Plat at Instrument No. 20060330-0035946, 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 Steven Michael Lowry and wife, Kelly Marie Lowry, by Warranty Deed from TR & D Homes, Inc. of record as Instrument No. 20130910-0095469 Register's Office for Davidson County, Tennessee.

This is improved property known as 7268 Santeelah Way, Cane Ridge, TN 37013.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on Plan of Section One of Phase One, Addition to Indian Creek, RS-10 Subdivision - Cluster Lot Option of record in Plat as Instrument No. 20060330-0035946 in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 12th day of June, 2017.

Steven Michael Lowry

Kelly Marie Lowry

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, Steven Michael Lowry and Kelly Marie Lowry, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 12th day of June, 2017.

Notary Public

My Commission Expires: 8.21.17

Vanderpool and Pearman
256 Seaboard Lane G-104
Franklin, TN 37067
(615) 771-9800

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

SolomonParks File No. 317145