This Instrument Prepared By:
Lee and Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, Tennessee 37087

L&L# 1470-59

ADDRESS NEW OWNER:
Christopher Rouser
122 Champney Court
Goodlettsville, Tennessee 37072

SEND TAX BILL TO:
Owner
140 Cheshire Ct.
Goodlettsville TN 37072

MORTGAGEE:

N/A

BILL GARRETT, Davidson County
Trans:T20170057051 DEEDWARR
Recvd: 07/05/17 10:09 2 pgs
Fees:13.00 Taxes:314.50
20170705-0067222

MAP **02607001400**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($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, **George Nathan Gregg, Jr., individually and as Executor of the Estate of Joyce E. Bowers** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Christopher Rouser and Diana Ricco, Tenants in Common with Right of Survivorship**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located 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:
>
> Land in Davidson County, Tennessee, being Lot No. 59 on the Resubdivision of Windsor Green, Phase I, Section II of Lots 49-72, of record in Book 6200, Page 349, Register's Office for said county, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Joyce E. Bowers by deed from Ronda L. Barker n/k/a Ronda L. Barker Thompson and husband, Mark A. Thompson dated June 23, 2004 and of record as Instrument No. 20040625-0075927, Register's Office for Davidson County, Tennessee. Joyce E. Bowers, being one and the same person as Joyce Elaine Bowers, died on February 23, 2017, and devised the property to George Nathan Gregg, Jr. by her will, of record in Will Book 37, page 380, Probate Court Clerk's Office for Wilson County, Tennessee, by which will George Nathan Gregg, Jr., being one and the same person as George N. Gregg, Jr., is also the executor of her estate.

This is improved property known as 122 Champney Court, Goodlettsville, Tennessee 37072. Possession is to be given on June 29, 2017.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTOR does covenants with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind himself, his 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.

WITNESS our hands this the 29th day of June, 2017.

George Nathan Gregg, Jr., individually and as Executor of the Estate of Joyce E. Bowers

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **George Nathan Gregg, Jr., individually and as Executor of the Estate of Joyce E. Bowers**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of June, 2017.

NOTARY PUBLIC

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 2.4.20

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STATE OF TENNESSEE)
COUNTY OF ~~WILSON~~ Davidson

The actual value or consideration, whichever is greater, for this transfer is $85,000.00.

AFFIANT

Subscribed and sworn to before me on this 29th day of June, 2017.

NOTARY PUBLIC

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 3/20/18