Prepared By ~~& Return To:~~
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
17-0706HV

STATE OF TENNESSEE
COUNTY OF Sumner

ANN ELISE WALSTON
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Sarah M. Dooley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of June, 2017.

A E Walston
Notary Public
Commission Expires: 3-2-2021

BILL GARRETT, Davidson County
Trans:T20170057620 DEEDWARR
Recvd: 07/06/17 11:07 2 pgs
Fees:13.00 Taxes:777.00
20170706-0067918

Address of New Owner	Send Tax Bills To:	Map & Parcel
David Matthew Graham 1924 Grants Pass Madison, TN 37115	USAA 10750 McDermott Freeway San Antonio, TX 78288	053-09-0B-074.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

William N. Bowers and wife, Kathleen F. Bowers

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David Matthew Graham and Kaley Faughn, married

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:

LAND in Davidson County, Tennessee, being Lot No. 53 on the Plan of Cumberland Station at Wilson Camp, Section Three, as of record in Instrument Number 20031006-0146888, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to William N. Bowers and wife, Kathleen F. Bowers, by Warranty Deed from Tracey L. Edmonds Johnson and husband, Craig Johnson, dated 8/31/07 and recorded 9/4/07 in Instrument No. 20070904-0105746, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1924 Grants Pass, Madison, TN 37115.

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 we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 30th day of June, 2017.

William N. Bowers

William N. Bowers

Kathleen F. Bowers

Kathleen F. Bowers

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **William N. Bowers and wife, Kathleen F. Bowers** 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 and official seal at Hedndersonville, Tennessee this 30th day of June, 2017.

Brenda Huntsman

Notary Public
My Commission Expires: 11/20/18

(Notary Seal)

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY