Davidson County DEEDWARR
Recvd: 07/25/17 13:02 3 pgs
Fees:18.00 Taxes:899.10
20170725-0075153

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $243,000.00.

Affiant

Subscribed and sworn to before me, this 20th day of July, 2017.

Notary Public
My commission expires: 9.16.2020

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

06-1706-76744

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Marcellious O. Scott 3065 Brantley Drive Antioch TN 37013	Same	150-02-0-230.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Stephanie J. Bowker and Brian Bowker, wife and husband**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Marcellious Q. Scott, an unmarried man**, hereinafter called the Grantees, their successors 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. 176, on the Plan of Resubdivision Lot 16, Percy Priest Meadows Addition, Sec. One and Lot 176, Harbor Gate - Sec. Two Revised, of record in Book 6050, Page 503, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Stephanie J. Hasselhan, unmarried and Brian Bowker, unmarried by deed from J. Doyle Rust, II and wife, Betty T. Rust, dated June 30, 2006, recorded July 6, 2006, of record in Instrument No. 20060706-0080661. The said grantees having since married.

Further being the same property conveyed to Stephanie J. Bowker and Brian Bowker, wife and husband by Quitclaim Deed from Stephanie H. Hasselhan (nka, Stephanie J. Bowker) and Brian Bowker dated February 14, 2014, recorded February 26, 2014, of record in Instrument No. 20140226-0016358, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3065 Brantley Drive, Antioch, TN 37013.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 20th day of July, 2017.

Stephanie J. Bowker

Brian Bowker

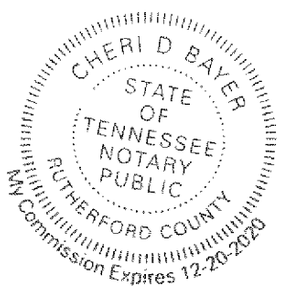
STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Stephanie J. Bowker and Brian Bowker**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 20th day of July, 2017.

Notary Public
State of Tennessee at Large

My Commission expires:



TRUE COPY CERTIFICATION

I, Jill Simmons, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jill Simmons

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Sheila McCord, a notary public for this county and state, Jill Simmons who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires: 3/19/19

