WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170064522 DEEDWARR
Recvd: 07/27/17 11:35 2 pgs
Fees: 13.00 Taxes: 1030.45
20170727-0076162

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$278,500.00~~

Affiant

SUBSCRIBED AND SWORN ~~TO~~ BEFORE ME THIS THE ~~25th~~ 27th day of July, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/10/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Steven Bowers	First Bank	098-05-OA-065.00
(NAME)	(NAME)	
744 Hallcrest Court	318 Seaboard Ln.	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Ashley Estes and Steve Estes, wife and husband**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Steven Bowers and Annjecole Bowers, husband and wife**, hereinafter called the GRANTEE(S), 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 all of Lot No. 29, on the plan of Hampton Hall, Section Two, of record in Plat Book 9700, Page 662, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Ashley Estes and Steve Estes, wife and husband by Special Warranty Deed dated 04/12/2013 from Federal National Mortgage Association of record in Instrument 201304260041442, Register's Office for Davidson County, Tennessee.

All matters as set forth per plat at Book 5200, Page 736, and Book 9700, Page 662, said Register's Office. Declaration of Covenants, Conditions and Restrictions of record in Book 10278, Page 257, as amended of record in Book 10444, Page 460, as amended of record in Book 10640, Page 947, said Register's Office. First Supplementary Declaration to Declaration of Restrictive Covenants for Hampton Hall Restrictions of record in Book 10301, Page 184, said Register's Office. This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 744 Hallcrest Court, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-38567
SMG TN Warranty Deed

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 our hands this 25th day of July, 2017.

Ashley Estes

Steve Estes

State of Tennessee
County of Wilson

Personally appeared before me Ashley Estes and Steve Estes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 25th day of July, 2017.

Notary Public

My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122