WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/18/17 14:34 3 pgs
Fees:18.00 Taxes:1128.50
20170818-0085262

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $305,000.00.

Richard Bowers
Affiant

Subscribed and sworn to me on 08/18/17.

Brenda Zitzman
NOTARY PUBLIC
My Commission Expires: 11-6-2017

BRENDA ZITZMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Richard Bowers Deborah Bowers 8036 Sawyer Brown Road Nashville, TN 37221	NEW OWNER	128-14-0-015.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Chad Anderson and Angela Anderson, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Richard Bowers and Deborah Bowers, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Lot No. 15 of the Plan of Harpeth Park, Section One, as of record in Deed Book 3600, page 92, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Said Lot No. 15 fronts 222.85 feet on the southerly margin of Sawyer Brown Road and extends back 190.0 feet on the easterly line and 210.0 feet on the westerly line to a dead line in the rear measuring 115.0 feet thereon.
>
> Being the same property conveyed to Chad and Angele Anderson, as tenants by the entirety, by Quitclaim Deed from Howard Anderson and Jan Anderson, as co-executors of the estate of Helen D. Richardson, deceased, dated March 20, 2017, of record in Instrument No. 20170320-0027094, Register's Office of Davidson County, Tennessee. Being further the same property conveyed to Helen D. Richardson by Warranty Deed from Andrew Ewing, Trustee, dated January 4, 1965, of record in Deed Book 3848, page 230, Register's Office of Davidson County, Tennessee. Angele Anderson is the same person as Angela Anderson.

This is improved property known as 8036 Sawyer Brown Road, Nashville, Tennessee 37221.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 and official seal on 08/18/17.

Chad Anderson

Angela Anderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 08/18/17, before me personally appeared Chad Anderson and Angela Anderson, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 08/18/17.

NOTARY PUBLIC



My Commission Expires: 11-6-2017

Certificate of Authenticity

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

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Zitzman, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 11-6-2017