BILL GARRETT, Davidson County
Trans:T20170072407 DEEDWARR
Recvd: 08/21/17 15:17 2 pgs
Fees:13.00 Taxes:1258.00

20170821-0085750

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

CARLA R. DILLARD
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

04-1706-56511

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $340,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of August, 2017.

Notary Public
My commission expires: 2·8·19

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
David Bowe 524 Snyder Avenue Nashville TN 37209		091-10-0-264.00

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, **Buddy E. Luna, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Rose Utley Bowe and David L. Bowe, wife and husband**, 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:

Tract 1:

A tract of land in the 8th Civil District of Davidson County, Tennessee, described as follows:

Beginning in the center of Snyder Avenue, formerly Foster Avenue, at a point 50 feet south from the southwest corner of Lot No. 9, on the Plan of the Subdivision of B. F. Cockrill Farm, of record in Book 161, Page 134 and 135; thence easterly 350 feet; thence southerly 12 feet; thence westerly 350 feet, more or less to the center of Snyder Avenue, formerly Foster Avenue; thence with the center of the same northerly .6 feet to the beginning.

Tract 2:

Being the north 50 feet of Lot No. 10 on the Map of the Subdivision of the B. F. Cockrill Farm, as of record in Book 161, Pgaes 134 and 135, Register's Office for said County.

Said part of said Lot No. 10 fronts 50 feet on the easterly side of Foster Avenue and runs back between parallel lines, as measured from the center line of Foster Avenue, 350 feet to the westerly line of Lot No. 8.

Being the same property conveyed to Buddy E. Luna, unmarried by deed from James E. Baker and Wanna Baker, dated December 10, 1999, recorded December 15, 1999 of record in Instrument No. 19991215-0303611, 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 524 Snyder Avenue, Nashville, TN 37209.

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 15th day of August, 2017.

Buddy E. Luna

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Buddy E. Luna**, 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 in Smyrna, TN, this 15th day of August, 2017.

KAREN E TINDALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public
State of Tennessee at Large

My Commission expires: 12/20/20