# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170076234 DEEDWARR
Recvd: 08/31/17 10:13 2 pgs
Fees:13.00 Taxes:702.63
20170831-0089556

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES: 5-8-18
(AFFIX SEAL)

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF17-070123

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Samantha K. Pace | Wells Fargo Bank, N.A. | |
| (NAME) 146 Antler Ridge Circle | (NAME) PO Box 11701 | 122-01-0A-499.00-CO |
| (ADDRESS) Nashville, TN 37214 | (ADDRESS) Newark, NJ 07101-4701 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Eighty-Nine Thousand Nine Hundred And No/100 Dollars ($189,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, DAVID P. BOWEN, JR. AND EMILY BROOKE BOWEN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SAMANTHA K. PACE, 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 Unit No. 88 in Woodland Point, Phase X, a Private Element Horizontal Property Regime (being the Townhomes Area at Woodland Point), located on Buck Run Drive and /or Antler Ridge Circle, Nashville, Davidson County. Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements of record as instrument No. 20001011-0101044, Register's Office for Davidson County. Tennessee )the "Original Declaration"), amended by First Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes of record as instrument Number 20020725-0089575, said Register's Office )the "First Supplement"), further amended by Second Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes of record as Instrument No. 20020904-0107261, said Register's Office (the "Second Supplement"), the First Supplement, Second Supplement and the Original Declaration being collectively referred to as the "declaration", to which reference is hereby made. The easements, restrictive covenants, co-owners and tenants of Woodland Point, Phase X, a Private Element Horizontal Property Regime, contained in the said

Declaration, the plan files as Exhibit "C" to said Second Supplement appearing at page 4, thereof, and Bylaws appended thereto as Exhibit "B" appearing at page 32 of the Original Declaration, said Register's Office.

Being the same property conveyed to David P. Bowen, Jr. by Warranty Deed from Devin M. Jones and wife, Candice L. Jones, of record in Instrument No. 20080311-0024500, Register's Office for Davidson County, Tennessee, dated March 06, 2008 and recorded on March 11, 2008.

Emily Brooke Bowen, spouse of the above named David P. Bowen, Jr., joins in this conveyance for the purpose of releasing any and all rights he/she may have in and to the above described property, including any marital rights and homestead exemption.

unimproved ☐

This is improved ☒ property, known as 146 Antler Ridge Circle, Nashville, TN 37214

(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness David P. Bowen, Jr. and Emily Brooke Bowen this 30th day of August, 2017.

David P. Bowen, Jr.

Emily Brooke Bowen

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 30th day of August, 2017, before me personally appeared David P. Bowen, Jr. and Emily Brooke Bowen, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the30th day of August, 2017.

Deanna L Cooper
Notary Public

My Commission Expires: 5/13/2020

(SEAL)

DEANNA L COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY