THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Katherine A. Korthals
2312 Maplecrest Drive
Nashville, TN 37214
SEND TAX BILLS TO:
New Owner

Bill Garrett Davidson County
Batch# 30839 **DEEDWARR**
11/29/2017 09:42:19 AM 2 pgs
Fees: $13.00 Taxes: $795.50
20171129-0121561

WARRANTY DEED

(Map 084-11 0, Parcel 209.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **JESSICA FREEMAN BOWKER F/K/A JESSICA L. FREEMAN,** hereinafter referred to as "Grantor", has bargained and sold and do hereby transfer and convey unto **KATHERINE A. KORTHALS,*** hereinafter referred to as "Grantee", her heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

*Unmarried

BEING all of Lot No. 261, Maplecrest, according to plat and survey of same appearing of record in Plat Book 1835, pages 27 and 28, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

BEING the same property conveyed to Jessica L. Freeman, unmarried, by Warranty Deed from Lera W. Greer, unmarried, dated July 3, 2012, of record in Instrument No. 20120706-0059593, in the Register's Office of Davidson County, Tennessee.

JESSICA L. BOWKER, is currently married, this property is not nor has never been their marital residence.

THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 1835, pages 27 and 28; all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 2312 Maplecrest Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, her heirs and assigns, forever.

Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2017 real property taxes which will be prorated at closing and paid by the Grantor.

Grantor further covenants and binds Grantor, her heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND and signature on this the 27th day of November, 2017.

JESSICA L. BOWKER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jessica L. Bowker, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of November, 2017.

Notary Public

My Commission Expires: 9-26-19

(SEAL) MARY FUGITT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $215,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 27th day of November, 2017.

Notary Public

My commission expires: SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-24-2018

File No. 20170974