Bill Garrett Davidson County
Batch# 41099 **DEEDWARR**
12/27/2017 09:50:40 AM 2 pgs
Fees: $13.00 Taxes: $1,794.50

20171227-0130974

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00

Affiant

Subscribed and sworn to before me, this 22ND DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 1/29/2020

(AFFIX SEAL)

TINA HAWKINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY SUMNER

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Paul D. Bowman and wife, Patsy Bowman	Paul D. Bowman and wife, Patsy Bowman (NAME)	
3824 Brick Church Pike (ADDRESS)	3824 Brick Church Pike (ADDRESS)	041-00-0-042.00
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Nashville, TN 37207 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Donnie M. Smotherman and wife, Trina Smotherman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Paul D. Bowman and wife, Patsy Bowman, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN THE 2ND CIVIL DISTRICT (FORMERLY THE 10TH AND 12TH CIVIL DISTRICTS) OF DAVIDSON COUNTY, TENNESSEE, AND BEING DESCRIBED IN PART ACCORDING TO A SURVEY BY JOHN B. RAINEY, SURVEYOR #823, DATED OCTOBER 6, 1977 AND KNOWN AS JOB NO. 77-344, AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE WESTERLY MARGIN OF BRICK CHURCH PIKE, SAID IRON PIN BEING N 8 DEG. 26' E. 925.0' FROM THE NORTHEAST CORNER OF THE JERRY CRECELIUS PROPERTY OF RECORD IN DEED BOOK 4451, PAGE 519, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE LEAVING THE MARGIN OF SAID BRICK CHURCH PIKE, N. 81 DEG. 53' W. 1349.46' TO AN IRON PIN; THENCE S. 8 DEG. 26' W. 200.0' TO AN IRON PIN; THENCE N. 81 DEG. 53' W. 982.11' TO AN IRON PIN IN LINE OF THE C. W. CONE LAND OF RECORD IN DEED BOOK 1847, PAGE 522, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH CONE'S LINE N. 5 DEG. 00' E AND PASSING CONE'S LINE AT 228.93' IN ALL 359.45' TO AN IRON PIN; THENCE S. 82 DEG. 53' E. 2353.68' TO AN IRON PIN ON THE WESTERLY MARGIN OF BRICK CHURCH PIKE; THENCE WITH THE MARGIN OF SAID BRICK CHURCH PIKE S. 8 DEG. 26' W. 200.00' TO THE POINT OF BEGINNING, CONTAINING 14.21 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO DONNIE M. SMOTHERMAN, A MARRIED MAN BY WARRANTY DEED FROM PAUL D. BOWMAN AND WIFE, PATSY D. BOWMAN OF RECORD IN INSTRUMENT NO. 20150326-0026253, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND FURTHER CONVEYED TO DONNIE M. SMOTHERMAN AND WIFE, TRINA SMOTHERMAN BY QUITCLAIM DEED FROM DONNIE M. SMOTHERMAN, A MARRIED MAN OF RECORD IN INSTRUMENT NO. 20160516-0048752, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3824 Brick Church Pike, Nashville, TN 37207
(House Number) (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

WARRANTY DEED
(Continued)

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

Witness my/our hand(s) this 22nd day of December, 2017.

Donnie M. Smotherman

Trina Smotherman

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Donnie M. Smotherman and wife, Trina Smotherman, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of December, 2017.

Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072