# WARRANTY DEED

Bill Garrett Davidson County
Batch# 43167 **DEEDWARR**
01/02/2018 10:57:55 AM 2 pgs
Fees: $13.00 Taxes: $1,478.15

20180102-0000274

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

G-VRES-17-6560

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Scott Whitehead and Nancy Tunick** | new owner | |
| (NAME) | (NAME) | **115-05-0-023.00** |
| **6560 Brownlee Dr.** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37205** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SUSAN L. BOWMAN, UNMARRIED ,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SCOTT WHITEHEAD AND NANCY TUNICK, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 143 on the Plan of Section Three, West Meade Estates of record in Plat Book 3106, Page 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Said Lot No. 143 fronts 130 feet on the Northerly margin of Brownlee Drive and extends back 313.2 feet on the Westerly line and 315.7 feet on the Easterly line to a dead line in the rear, measuring 130 feet thereon.

Being the same property conveyed to David C. Bowman and spouse, Susan L. Bowman by Warranty deed from Christine L. Tyler, a married person of record in Book 10458, page 231, Register's Office for Davidson County, Tennessee, dated May 15, 1997 and recorded on May 19, 1997. David C. Bowman having died December 8, 2012 leaving property to wife, Susan L. Bowman as sole owner.

This conveyance is subject to:
- Taxes for the year 2018 and subseqnet years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3106, Page 75, Register's Office for Davidson County, Tennessee.
- Restrictive Covenants of record in Book 3317, Page 386, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6560 Brownlee Dr., Nashville, Tennessee 37205**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 15th DAY OF DECEMBER, 2017.

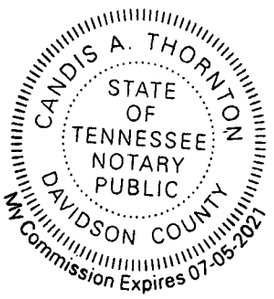
Susan L. Bowman by John Gleaves,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SUSAN L. BOWMAN, and who acknowledged he/she/they executed the same as the free act and deed of the said SUSAN L. BOWMAN.

Witness my hand and official seal, this the 15th of December, 2017.

Notary Public
My Commission Expires: 7-5-21
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212