Bill Garrett Davidson County
Batch# 64272 DEEDWARR
03/02/2018 09:34:42 AM 3 pgs
Fees: $18.00 Taxes: $296.00
20180302-0019693

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jason Herrell & Joanne Cacciotti 312 Landons Circle White House, TN 37188	Jason Herrell & Joanne Cacciotti 312 Landons Circle White House, TN 37188	009000-208.00

THIS INDENTURE, made this 28th day of February, 2018 between

Roger E. Bowen, unmarried and Kenneth L. Bowen, unmarried

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Jason Herrell, a married man and Joanne Cacciotti, a married woman as tenants in common

of Sumner County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Tract No. 1 of a part of the T. J. Wilkinson Estate located in the 14th Civil District of Goodlettsville, Davidson County, Tennessee, and is a more particularly described according to a survey by R.L. Montoya-Land Surveying, Inc., dated October 25, 1995, as follows:

Beginning at an iron rod (new) in the northerly margin of Ridgewood Road marking the southeast corner of the Carl K. Keaton Property as of record in Deed Book 2639, Page 419, Register's Office for Davidson County, Tennessee, and the southwest corner of this described tract; thence, leaving said margin with the common line of said property, North 04 deg. 00' 00" East 577.58 feet to an iron rod (new) marking the northwest corner of this described tract; thence, with an existing old fence line along the northerly line of this

described tract, South 89 deg. 02' 54" East, 537.97 feet to an iron rod (new) marking the northeast corner of this described tract and the northwest corner of Tract No. 2; thence, with the common line of said tracts, South 33 deg. 59' 20" West, 781.03 feet to an iron rod (new) in the northerly margin of Ridgewood Road; thence, with said margin with a curve to the left having a chord bearing of N 60 degrees 25' 17" West, 162.78 feet, a radius of 501.83, feet and a distance of 163.50 feet to the point of beginning, containing 5.00 acres, more or less.

Being the same property conveyed to Roger E. Bowen and Kenneth L. Bowen, as tenants in common by Correction Administrators Quitclaim Deed of record in Instrument Number 20180302-0019692 **and by Administrator's Quitclaim Deed dated 1/6/16 from Kenneth L. Bowen, Administrator for the Estate of Roberta Carolyn Wherry Bowen, deceased of record in Instrument Number 20160108-0001995 and Emory Bowen, Jr. and wife, Roberta W. Bowen, as tenants by the entirety by Warranty Deed dated 10/2/1998 from Wanda Faye Walker, unmarried of record in Book 11144, Page 518, Register's Office for Davidson County, Tennessee. Emory Bowen Jr., having predeceased Roberta W. Bowen on 11/28/10. Roberta W. Bowen aka Roberta Carolyn Wherry Bowen having died intestate on 5/3/15, leaving Roger E. Bowen and Kenneth L. Bowen as her only heirs at law as established by Probate File 15P873, Probate Clerks Office for Davidson County, Tennessee.**

This is (X) improved ( ) unimproved property known as: 8006 Ridgewood Road, Goodlettsville, TN 37072.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2018 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Roger E. Bowen

Kenneth L. Bowen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Roger E. Bowen and Kenneth L. Bowen, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 28th day of February, 2018.

Karen B. Heavener

Notary Public

Karen B. Heavener State of Tennessee Notary Public Davidson County

My Commission Expires: 7/8/19

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $80,000.00.

Affiant

Sworn to and subscribed before me, this 28th day of February, 2018.

Karen B. Heavener

Notary Public

My Commission Expires: 7/8/19

Karen B. Heavener State of Tennessee Notary Public Davidson County