Bill Garrett Davidson County
Batch# 71244 DEEDWARR
03/20/2018 09:33:33 AM 2 pgs
Fees: $13.00 Taxes: $740.00

20180320-0026039

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $200,000.00

Affiant

Subscribed and sworn to before me, this 16 day of March, 2018.

Notary Public

My commission expires: _____

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Michael L Williams	CMG Mortgage	**11907013100**
200 Glenrose Court	3160 Crow Canyon Rd, #400	
Nashville, TN 37210	San Ramon, CA 94583	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

David N. Bowers and Eve O. Bowers, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael L Williams, a married man

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 Lot No. 20 on the Plan of Rosewood Estates, Section 1, as of record in Book 4955, page 29, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to David N. Bowers and Eve O. Bowers, husband and wife, by Warranty Deed from Randall L. Garrett and wife, Gladys Jane Garrett, dated January 12, 2017, of record in Instrument No. 20170112-0003820, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 200 Glenrose Court, Nashville, TN 37210.

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 in 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.

David N. Bowers Date: 3-16-18
David N. Bowers

Eve O. Bowers Date: 3-16-18
Eve O. Bowers

STATE OF Tennessee

COUNTY OF Sumner

Personally appeared before me, a Notary Public of said County and State, David N. Bowers and Eve O. Bowers, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16 day of March 2018.

NOTARY PUBLIC

My Commission Expires: 12/28/19

LELAND L. COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY