WARRANTY DEED

Bill Garrett Davidson County
Batch# 98500 DEEDWARR
05/31/2018 09:57:30 AM 3 pgs
Fees: $18.00 Taxes: $991.55
20180531-0051810

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $267,987.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF MAY, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/3/19

CASSIE WILLIAMSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF TENNESSEE LOWORN

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 18-4553RG

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Kelli Abernathy	Renasant Bank	126-15-0B-178.00-CO
208 Somerhill Ct	2001 Park Place North Ste 650	
Nashville, TN 37221	Birmingham, AL 35203	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

RODNEY D. BOWEN, A MARRIED PERSON

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KELLI LANE ABERNATHY, A SINGLE PERSON AND DAVID WILLIAM KILBORN, A SINGLE PERSON AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTEE(S), 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. 10 on the Plan of Section Two, Lexington Point Subdivision of record in Plat at Instrument No. 20010515-0049954 and corrected by Surveyor's Certificate of Correction recorded in Instrument No. 20011214-0138239, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Rodney D. Bowen, a single person by Warranty deed from Emily Mollette Wade, married of record in Instrument No. 20051229-0156219 Register's Office for Davidson County, Tennessee, dated December 20, 2005 and recorded on December 29, 2005. Joni Bowen joins in the execution of this instrument for the purpose of conveying her interest, marital or otherwise, in the above described property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR _2018 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 208 Somerhill Ct, Nashville, TN 37221

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 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.

RB JB

Witness my hand on the 30th day of May, 2018.

Rodney D Bowen

Rodney D. Bowen

Joni M Bowen

Joni M Bowen

STATE OF TENNESSEE

COUNTY OF DAVIDSON

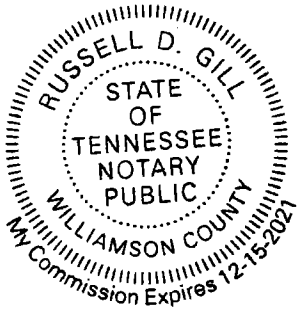
Personally appeared before me, a Notary Public of said County and State, RODNEY D. BOWEN AND JONI M BOWEN, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of May, 2018.

Russell D. Gill

Notary Public

My Commission Expires: 12-15-2021



File #: 18-4553RG

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

True Copy Certification

I, Jamie Ivey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Deanna Cooper, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 05/13/2020

