Bill Garrett Davidson County
Batch# 130096 DEEDWARR
08/16/2018 01:06:30 PM 3 pgs
Fees: $18.00 Taxes: $654.90
20180816-0081357

WARRANTY DEED

ANNA E. ROWLAND STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of August, 2018.

Notary Public

MY COMMISSION EXPIRES: 5.22.22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Smart Title & Escrow, LLC, 256 Seaboard Lane, Suite D-101, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
~~Shannon Tice~~ Sara Bowman, Charles Bowman Cynthia Bowman	New owner	105-16-0B-223.00-CO
(NAME)	(NAME)	
2197 Nolensville Pk. Apt 223		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Samantha Renee Huff, a single person, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Sara E. Bowman and Charles Bowman and Cynthia Bowman, as joint tenants with right of survivorship, 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:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 223, Building No. B2, as specified on the Plat shown in the Declaration of Covenants, Conditions and Restrictions, on the Plan of Park at Melrose Heights, a Condominium Development, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Park at Melrose Heights, a Condominium Development, of record under Instrument No. 20140903-0080570 and as amended in Instrument No. 20150211-0012545 and in Instrument No. 20150223-0015231, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants, Conditions and Restrictions. Reference is hereby made to the plan of Park at Melrose Heights, a Condominium Development, for placement of Units, as shown on Exhibit "D" to the First Amendment to the Declarations of record under Instrument No. 20150211-0012545 and further amended in Instrument No. 20150223-0015231, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Samantha Renee Huff, a single person by Warranty Deed from Park at Melrose Heights, LLC, a Tennessee limited liability company of record in Instrument No. 20150624-0060626 Register's Office for Davidson County, Tennessee, dated June 19, 2015 and recorded on June 24, 2015.

unimproved ☐

This is improved ☑ property, known as 2197 Nolensville Pike., Apartment 223, Nashville, TN 37211
(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,

Witness my hand this 10th day of August, 2018.

Samantha Renee Huff
Samantha Renee Huff

STATE OF NORTH CAROLINA

COUNTY OF Wake

On this 10th day of August, 2018, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Samantha Renee Huff**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
1/31/21

Notary Public,

Notary Seal

NICOLE DENISE PULLEY
NOTARY PUBLIC
WAKE COUNTY
MY COMMISSION
EXPIRES
1/31/21
NORTH CAROLINA

True Copy Certification

I, KRISTEN TRAINI, 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 herewith 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020

Notary's Seal (if on paper)

