WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-18-2099

Bill Garrett Davidson County
Batch# 133936 DEEDWARR
08/27/2018 03:45:30 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20180827-0084881

WARRANTY DEED

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of August, 2018

Notary Public

MY COMMISSION EXPIRES: 3-2-20

(AFFIX SEAL)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Blvd, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tyler Gray Bowman	Garcher Financial Services	097 02 0A 253.00
(NAME)	(NAME)	
4016 Hoggett Ford Rd.	3503 Pacesanos Pkwy	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	San Antonio TX 78231	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **Elizabeth Geasley, unmarried,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Tyler Gray Bowman, single 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. 253 on the plan of the Villages of Riverwood, Section One, Phase 3A, Revision One, of record in Instrument No. 20110630-0050230, 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 Elizabeth Geasley, by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, dated February 27, 2012 and recorded February 29, 2012 in Instrument No. 20120229-0017673, in the Register's Office of Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the 2018 taxes have been prorated between the Grantor and the Grantee. All future taxes will be assumed by the Grantee herein.

Subject to all matters shown on plat of record in Instrument Number 20110630-0050230, said Register's Office.

Subject to Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20080408-0035557, as supplemented in Instrument Number 20110427-0032201 and amended in Instrument No. 20170906-0091483, said Register's Office.

Subject to Restrictive Covenants for Detached Structures of record in Instrument Number 20110718-0054638, said Register's Office.

Subject to Easements of record in Instrument Numbers 20081209-0118828, 20100108-0001965, 20100108-0001966, 20100108-0001967, and 20100108-0001968, said Register's Office.

Subject to Conveyance of Common Areas of record in Instrument Numbers 20080630-00067054 and 20110427-0032200, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 4016 Hoggett Ford Rd., Hermitage, TN 37076

(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, 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.

Witness my/our hands this 22nd 23rd day of August, 2018.

Elizabeth Geasley

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elizabeth Geasley, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for purposes therein contained.

WITNESS my hand and seal this 22nd 23rd day of August, 2018.

Notary Public
My Commission Expires: 6/18/19

JENNIFER A HOFFMAN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-18-2019

File No.: 20181803

True Copy Certification

I, Christopher M Corriveau, do herby 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 a true and correct copy of the original document executed and authenticated According to law.

Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires: 5/5/2020

Notary's Seal (if on Paper)