WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 138042 **DEEDWARR**
09/07/2018 03:13:10 PM 2 pgs
Fees: $13.00 Taxes: $815.74

20180907-0088968

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER **$220,469.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6 DAY OF September, 2018

Notary Public

MY COMMISSION EXPIRES: January 6, 2020

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
301 S Perimeter Park Dr, Suite 214
Nashville, TN 37211

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP - PARCEL NO(S)
Jimmy Durrett and Dananna Durrett	new owners	060-03-0-065.00
(Name)	(Name)	
3139 Larkspur Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **RICHARD LEONARD BOWERS** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JIMMY DURRETT AND DANANNA DURRETT, HUSBAND AND WIFE** 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(s) 45, as shown on the map entitled Oak Park Subdivision, Section One, of record in Plat Book 3600, Page 84, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to RICHARD L. BOWERS AND WIFE, JESSE M. BOWERS, by deed from EVERETT SANSON AND WIE, RUTH JEAN SANSON, of record in Book 4834, Page 219, dated July 13, 1974, said Register's Office. JESSE M. BOWERS having since died on or about July 15, 2001, leaving RICHARD L. BOWERS, as surviving tenant by the entirety. RICHARD L. BOWERS having since died testate on or about April 11, 2012. Pursuant to the Last Will and Testament of RICHARD LENORD BOWERS, in The Circuit Court for Davison County, Tennessee at Nashville, Case No. 12P1033, said property was devised to RICHARD LEONARD BOWERS.

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.

Executed by my hand this 6 Day of September 2018.

Richard Leonard Bowers

STATE OF Tennessee

County OF Davidson

I, Maxine J. Rucker, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Richard Leonard Bowers personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 6th of September, 2018.

Notary Public

My Commission Expires: January 6, 2020

(SEAL)

MAXINE J. RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020

Please return to
Logos Realty Closing Services Inc.
301 S Perimeter Park Dr, Suite 214
Nashville, TN 37211

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: M-BR-18-3129