Karen Y Johnson Davidson County
Batch# 155991 DEEDWARRSP
11/02/2018 08:15:30 AM 3 pgs
Fees: $18.00 Taxes: $647.50
20181102-0108590

SPECIAL

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

Danielle Clark
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF NOVEMBER, 2018.

Matt Phelan
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

MATTHEW PHELAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Wycliffe Mith Niles and Lisa Niles, husband and wife 134 Paddock Place Drive Mount Juliet, TN 37122	Wycliffe Mith Niles and Lisa Niles, husband and wife **134 Paddock Place Drive Mount Juliet, TN 37122**	092-04-0-272.00

For and in consideration of the sum of One Hundred Seventy-Five Thousand And No/100 Dollars ($175,000.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Terrence Bowles, an unmarried man, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Wycliffe Mith Niles and Lisa Niles, husband and wife, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of C.M. Holt's Plan of record in Plat Book 21, Page 33, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 37 fronts 50 feet on the Easterly side of 11 th Avenue, North, formerly Cumberland Street and runs back between parallel lines 138 feet, more or less to an alley.

Being the same property conveyed to Terrence Bowles by Quit Claim deed from Barbara L. Bowles, Trustee, Rebecca L. Jennings Revocable Living Trust Agreement dated October 30, 1997, as amended of record in Instrument No. 20180326-0028073 Register's Office for Davidson County, Tennessee, dated March 17, 2018 and recorded on March 26, 2018.

Being the same property conveyed to Rebecca L. Jennings Trustee, Rebecca L. Jennings Revocable Living Trust Agreement dated October 30, 1997, as amended by Quit Claim deed from Rebecca L. Jennings of record in Instrument No. 20131104-0114327 Register's Office for Davidson County, Tennessee, dated October 30, 2013 and recorded on November 4, 2013.

Being the same property conveyed to Rebecca L. Jennings by Warranty deed from Louiza Green, Frances Shannon and Jeff Burks, Heirs-at-law of Roscoe Burks, deceased of record in Book 6327, page 610, Register's Office for Davidson County, Tennessee, dated June 22, 1984 and recorded on June 29, 1984.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ 928 11th Avenue North, Nashville, TN 37208

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Witness my/our hand(s) this 29th day of October, 2018.

Terrence Bowles

Terrence Bowles

STATE OF ~~TENNESSEE~~ ILLINOIS
COUNTY OF Cook

On this 29th day of October, 2018, before me personally appeared Terrence Bowles, an unmarried man to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 29th day of October, 2018.

Commission Expires:

DANA SMITH
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
October 13, 2020

Dana Smith

Notary Public

True Copy Certification

I, Danielle Chandler, do hereby make oath that I am a licensed attorney and/or 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 and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Thomas Vorholt, a notary public for this county and state, Danielle Chandler who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires 8.4.20

Notary Seal

