This Instrument Prepared by AND RETURN TO:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Kristina Bowersox & Patrick H. Bowersox
820 Spence Enclave
Nashville, TN 37210

SEND TAX BILL TO:
F & M Bank
50 Franklin St.
Clarksville, TN 37040

Karen Y Johnson Davidson County
Batch# 177201 **DEEDWARR**
12/21/2018 01:47:39 PM 2 pgs
Fees: $13.00 Taxes: $799.20
20181221-0124480

MAP/PARCEL 094-16-0E-057.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Nicholas R. Kaumeyer and Cristina M. Kaumeyer, husband and wife, hereafter called the GRANTOR,** have bargained and sold, and by these presents, do transfer and convey unto **Kristina Bowersox and Patrick H. Bowersox,wife and husband, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 57 on the Plan of Spence Enclave Townhomes, a Planned Unit Development as shown on Exhibit A-2 to the Declaration of Covenants, Conditions and Restrictions establishing the Spence Enclave Townhomes of record as Instrument Number 20061115-0141672 as amended by Instrument Numbers 20061117-0142842, 20061213-0153595, 20080222-0017508, 20080423-0041404, 20080507-0047102, 20100427-0031915 and in Instrument No. 20121116-0105801, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Nicholas R. Kaumeyer, unmarried by Warranty deed from Scott Songer and wife, Maggie Songer of record in Instrument No. 20141210-0113012 Register's Office for Davidson County, Tennessee, dated December 08, 2014 and recorded on December 10, 2014.

Cristina M. Kaumeyer joins in this conveyance for the purpose for conveying any martial interest she may have in said property.

Being also known as 820 Spence Enclave Nashville, Tennessee 37210.

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE his heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 31st day of December, 2018.

WITNESS MY HAND on this the 31st day of December, 2018

Nicholas R. Kaumeyer

Cristina M. Kaumeyer

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~Wilson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Nicholas R. Kaumeyer and Cristina M. Kaumeyer** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 31st day of December, 2018.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-07-19

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

The actual value or consideration, whichever is greater, for this transfer is $216,000.00.

Patrick A Bowlsby
AFFIANT

Subscribed and sworn to before me this the 31st day of December, 2018.

NOTARY PUBLIC

My Commission Expires: 10-07-19

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 180833A