WARRANTY DEED

Karen Johnson Davidson County
Batch# 199861 **DEEDWARR**
02/27/2019 10:20:06 AM 2 pgs
Fees: $13.00 Taxes: $1,299.48

20190227-0017730

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $351,212.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF FEBRUARY, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 19-0025

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Austin Bowen	BancorpSouth Bank	Map: 181010B29000
(NAME) 8009 Brockman Lane	(NAME) PO Box 3790	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Tupelo, MS 38803	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED FIFTY-ONE THOUSAND TWO HUNDRED TWELVE AND NO/100 DOLLARS ($351,212.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

WESLEY WILLOUGHBY AND WIFE, SHAWNA WILLOUGHBY,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

AUSTIN BOWEN, A 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. 47, on the Plan of Section Two of Phase Three, 2nd Addition to Sugar Valley, RS-10 Subdivision-Cluster Lot Option of record in Plat at Instrument No. 20140506-0038378, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Wesley Willoughby, a married man, by deed from Keith Waters and wife, Courtney Waters, of record in Instrument No. 20171129-0121650, dated November 28, 2017, Register's Office for said County.

This conveyance is made subject to: (1) 2019 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument No. 20140506-0038378, said Register's Office; (3) Storm Water Detention Agreement of record in Instrument 20040305-0025147, said Register's Office; (4) Right of Way Easement of record in Instrument 20020731-0091596, said Register's Office; (5) Easement to Gulf Interstate Gas Co. of record in Book 2244, Page 11, said Register's Office; (6) Sanitary Sewer and Drainage Easement of record in Book 9487, Page 901 and Book 9487, Page 914, said Register's Office.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 11069, Page 14; amended and supplemented in Instrument 20030708-0093637; Instrument 20050106-0002201; Instrument 20060322-0032693; Instrument 20071214-0143932; Instrument 20140430-0036256, and Book 11069, Page 24, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 8009 Brockman Lane, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 19-0025-198009

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 our hands this 21st day of February, 2019.

Wesley Willoughby

Shawna Willoughby

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this, 21st day of February, 2019.

Notary Public

My Commission Expires:

1/3/23

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.