(2)

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $420,000.00.

Affiant

Subscribed and sworn to before me this 1st day of April, 2019.

Notary Public

My Commission Expires: 2/20/2023

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 213219 DEEDWARR
04/03/2019 10:49:46 AM 2 pgs
Fees: $13.00 Taxes: $1,554.00

20190403-0030166

19-0071

Address of New Owner:	Send Tax Bills to:	Tax Information:
Lynsey Rothenburger	First Tennessee Bank	
2413 B Pafford Drive	165 Madison Avenue	083-04-2A-002.00
Nashville, TN 37206	Memphis, TN 38103	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Rebecca Bowman and Chad Bowman, husband and wife, and Kenneth Wayland, II, a married person,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Lynsey Rothenburger, a single woman,

hereinafter called the GRANTEE, her heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Unit B of 2413 Pafford Drive Townhomes, as shown on the plat attached as Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions for 2413 Pafford Drive Townhomes, of record in Instrument No. 20160719-0074152, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said unit.

Being the same property conveyed to Rebecca W. Bowman and Chad Bowman, husband and wife, and Kenneth B. Wayland, II married, as tenants-in-common with rights of survivorship, by Warranty Deed dated March 15, 2017 from AM Investments Group, LLC, recorded March 23, 2017 at Instrument No. 20170323-0028466, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **2413 B Pafford Drive, Nashville, TN 37206.**

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 we do covenant with the said GRANTEE 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 GRANTEE, her 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 1st day of April, 2019.

Rebecca Bowman

Rebecca Bowman

Chad Bowman

Chad Bowman

Kenneth B Wayland II by Rebecca Bowman, his attorney-in-fact

Kenneth Wayland, II, by Rebecca Bowman, his Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Rebecca Bowman and Chad Bowman, husband and wife, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 1st day of April, 2019.

Notary Public – D. Shayne Adair

My Commission Expires: 6/13/2022

D. SHAYNE ADAIR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Rebecca Bowman, to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact for Kenneth Wayland, II and who further acknowledged that she executed the within instrument as the free act and deed of .

Witness my hand and seal at Franklin, Tennessee this 1st day of April, 2017.

Notary Public – D. Shayne Adair

My Commission Expires: 6/13/2022

D. SHAYNE ADAIR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY