Karen Johnson Davidson County
Batch# 214195 DEEDWARR
04/04/2019 02:54:30 PM 2 pgs
Fees: $13.00 Taxes: $1,036.00
20190404-0030875

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 29th day of March, 2019.

Notary Public

My Commission Expires: 3-13-22

(Affix Seal)

2019-540-1

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

KATHLEEN HALE MCCLELLAN, ESQ.
HALE AND HALE, PLC
198 EAST MAIN STREET, STE 200
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Michael R. Manno and Marilyn J. Manno 8919 Sawyer Brown Road Nashville, TN 37221	NEW OWNER	Map/Parcel 142-09-0H-139.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Charles W. Bowker and wife, Margaret I. Bowker,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do hereby transfer and convey unto **Michael R. Manno and Marilyn J. Manno, husband and wife**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

A certain condominium being Unit No. 8919 together with the carport designated No. 8919-C, River Plantation, Section IX, Phase 11-F, a condominium, a horizontal property regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the Plat of River Plantation, Section IX, Phase 11-F, condominium apartments, of record in Book 7900, pages 672 and 673, Register's Office for Davidson County, Tennessee, and described in Master Deed of record in Book 8061, page 341, amended in Book 9326, page 713, said Register's Office, and further described in annexation document of record in Book 9247, page 951, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulation imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section IX, Phase 11-F condominium apartments, contained in the Master Deed and By-Laws appended thereto, of record in Book 8061, pages 341-346 and annexation document in Book 9247, page 951, said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied verbatim.

Being the same property conveyed to Charles W. Bowker and wife, Margaret I. Bowker by Warranty Deed from Katherine M. Hanson, dated July 22, 2016, of record in Instrument No. 20160726-0076734, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: 2019 Davidson County Taxes, a lien, not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 8919 Sawyer Brown Road, Nashville, TN 37221.

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 the GRANTORS, do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and they do further covenant and bind themselves, their heirs and assigns, 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 my hand this 29th day of March, 2019:

Charles W. Bowker

Margaret I. Bowker

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 29th day of March, 2019, before me personally appeared Charles W. Bowker and Margaret I. Bowker, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 29th day of March, 2019.

Notary Signature
My commission expires: 12-5-2020

KATHLEEN HALE McCLELLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the 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 executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/10/17
Notary Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY