

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $640,000.00

Affiant

Subscribed and sworn to before me, this 16 day of April 2019.

Notary Public

My commission expires: 3/8/2022

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

Karen Johnson Davidson County
Batch# 220233 DEEDWARR
04/22/2019 12:56:30 PM 3 pgs
Fees: $18.00 Taxes: $2,368.00
20190422-0036570

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Christopher Andrew Bowles **Melissa Lefton Bowles**	**Same As New Owner**	**047-00-0-071.00**
4820 Sulphur Creek Road		
Nashville, TN 37218		

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 ACKNOWLEDGE, WE,

Troy Senik, a married man

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

Christopher Andrew Bowles and Melissa Lefton Bowles, husband and wife

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,

TRACT ONE:
Beginning at an iron rod in the northern margin of Sulfer Creek Road, said point being a common corner with tract two; thence, with a curve to the left having a radius of 463.97 feet and an arc length of 89.75 feet to an iron rod, said point being the northeasterly corner of Kenneth Schubert, DB 7639, PG 537, R.O.D.C., TN; thence, leaving said road margin with said line, North 88 degrees 45 minutes 00 seconds West 833.68 feet to an iron rod, said point being the southwest corner of this tract and being on the line of L.C. Trevor Jr., DB 2746, pg 549, R.O.D.C., TN; thence, with said line, North 07 degrees 25 minutes 34 seconds East 574.50 feet to a 10" Hickory with a fence line; thence continuing with Buford E. Winfrey, DB 3221, pg. 209, R.O.D.C., TN., and meandering along a fence line for the next six calls, North 85 degrees 08 minutes 00 seconds East 268.92 feet to a point; thence North 54 degrees 02 minutes 11 seconds East 351.12 feet to a point; thence, North 41 degrees 56 minutes 35 seconds East 407.41 feet to a point; thence north 73 degrees 51 minutes 36 seconds East 225.70 feet to a point; thence, North 21 degrees 18 minutes 32 seconds East 325.06 feet to a point; thence, North 45 degrees 12 minutes 50 seconds East 129.76 feet to a 15" Hickory with a fence line, said point being in the line of F.H. Vondohlen, DB 3220, PG217, RODC, TN, and also being the Northwesterly corner of the line of F.H. Vondohlen, DB 3220, page 217, RODC, TN, and also being the northwesterly corner of the herein described tract; thence, with said line, South 84 degrees 30 minutes 56 seconds East 929.22 feet to a fence corner, said point being the northwesterly corner of the Mathew Walker property, DB 2029, page 589, R.O.D.C., TN., and also being the northeasterly corner of the herein described tract; thence, with said line, South 36 degrees 30 minutes 00 seconds West 1192.95 feet to an iron rod, said point being the northeasterly corner of tract two; thence, with a common line with tract two, South 88 degrees 14 minutes 18 seconds West 634.37 feet to an iron rod; thence, South 01 degrees 45 minutes 42 seconds

East 498.49 feet to the point of beginning, containing 36.07 acres, more or less, described by a survey by R.L. Montoya - Land Surveying, dated 8/4/95.

TRACT TWO:
Beginning at an iron rod in the Northerly margin of Sulfer Creek Road, said point being in the line of Mathew Walker, DB. 2029, pge. 589, R.O.D.C., TN., and also being the southeasterly corner of the herein described tract; thence, with said road margin, South 88 degrees 14 minutes 18 seconds West 241.23 feet to an iron rod, said point being the southwesterly corner of the herein described tract; thence, with a common line with tract one, North 01 degrees 45 minutes 42 seconds West 498.49 feet to an iron rod; thence, North 88 degrees 14 minutes 18 seconds East 634.37 feet to an iron rod in the line of the aforesaid Mathew Walker; thence, with said line, South 36 degrees 30 minutes 00 seconds West 634.86 feet to the point of beginning, containing 5.01 acres, more or less, described by a survey by R.L. Montoya - Land Surveying, dated 8/4/95.

Being the same property conveyed to Troy Senik, a single man, by Warranty Deed from Taylor N. Thompson, an unmarried man, dated July 3, 2014, of record in Instrument No. 20140718-0063685, Register's Office for Davidson County, Tennessee. Venetta Senik, spouse of the Grantor, has executed this deed to convey to Buyer any and all rights and interests that she may have in the and to the referenced property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes and assessments for the 2019 and subsequent years, which are not yet due and payable.

This is improved (__X__) unimproved (_____) property known as 4820 Sulphur Creek Road, Nashville, TN 37218.

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 in 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.

_____ Date: 4/18/19
Troy Senik

_____ Date: 4/18/19
Venetta Senik

STATE OF Connecticut

COUNTY OF New Haven

Personally appeared before me, a Notary Public of said County and State, Troy Senik and Venetta Senik, the within named Grantor(s), 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, at office, this 18 day of April, 2019.

_____
NOTARY PUBLIC

My Commission Expires: 09-30-2021

Jennifer Flynn
Notary Public
State of Connecticut
Commission #172348
My Commission Expires Sept. 30, 2021

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 DAVIDSON)

Personally appeared before me, Lisa Sheppard, a notary public for the State aforesaid, Matthew G. Noggle, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

LISA SHEPPARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public

My Commission Expires: 8-22-2021