THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190419977** Karen Johnson Davidson County Batch# 223704 **DEEDWARR** 04/30/2019 09:44:33 AM 2 pgs Fees: $13.00 Taxes: $1,431.90 20190430-0039723	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $387,000.00. Affiant Subscribed and sworn to before me, this 25th day of April, 2019. Notary Public My Commission Expires: 11/8/21 KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2021

WARRANTY DEED

Address New Owner: Matthew C Bowers and Amanda Marie Bowers 443 Kinhawk Dr Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 172-08-0-053.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Chris J. Gonzalez and Gail M. Gonzalez, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew C Bowers and Amanda Marie Bowers, husband and wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Section 2, Forest Acres Estates of record in Plat Book 4175, Page 128, 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 Chris J. Gonzalez and Gail M. Gonzalez, husband and wife by Warranty deed from Sarah Mae McGowan, an unmarried woman of record in Instrument No. 20161202-0126903 Register's Office for Davidson County, Tennessee, dated December 01, 2016 and recorded on December 02, 2016.

Prior Deed contained a Scriveners Error in the Plat Book & Page reference. Should have been shown as Book 4175, Page 128; however was incorrectly shown as Book 4703, Page 374.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2019, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 4175, Page 128, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 4424, Page 976, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 19-VRES-19-443

This is improved property located at 443 Kinhawk Dr Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of April, 2019.

Chris J. Gonzalez

Gail M. Gonzalez

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Chris J. Gonzalez and Gail M. Gonzalez, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of April, 2019.

_____
Notary Public

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020