THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P1925681

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 236220 DEEDWARR
05/30/2019 09:46:00 AM 2 pgs
Fees: $13.00 Taxes: $751.10

20190530-0051113

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 203,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF May 2019

Notary Public

MY COMMISSION EXPIRES: 9-6-22

(AFFIX SEAL)

PREPARED BY: BANKERS TITLE & ESCROW CORP RETURN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerome Dotson	Bancorp South Bank	MAP
2316 Green Trails Ct	PO Box 3356	PARCEL 162-13-0A-020.00-CO
Antioch, TN 37013	Tupelo, MS 38803-3356	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Pat Bowling, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jerome Dotson and wife, Latonya Dotson**

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. 20 on the Plan of Final Plat of Greenwood Subdivision, Phase Two of record in Plat at Instrument No. 20020116-0006350, 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 Robert G. Bowling and wife, Pat Bowling by Warranty deed from MT. View, LLC A Tennessee Limited Liability Co of record in Instrument No. 20021120-0143987 Register's Office for Davidson County, Tennessee, dated November 15, 2002 and recorded on November 20, 2002.

The Said Robert G. Bowling, a/k/a Robert Gene Bowling was deceased on February 03, 2015.

Affidavit of Continuous Marriage - Deceased Spouse recorded on January 12, 2016 in Instrument No. 20160112-0003142.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **2316 Green Trails Ct, Antioch, TN 37013.**

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 my hand( ) this the 24 day of May, 2019.

Pat Bowling

Pat Bowling

STATE OF ~~TENNESSEE~~ ARIZONA
COUNTY OF MARICOPA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Pat Bowling** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 24th day of May, 2019.

OFFICIAL SEAL
ANGELA D. DELA PENA
Notary Public - State of Arizona
MARICOPA COUNTY
My Comm. Expires June 5 2020

My Commission expires: JUNE 5, 2020

Notary Public