Karen Johnson Davidson County
Batch# 238467 DEEDWARR
06/04/2019 01:39:30 PM 3 pgs
Fees: $18.00 Taxes: $991.23
20190604-0053272

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $267,900.00.

Affiant

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn before me this the 31st day of May, 2019.

Notary Public
My commission expires: 11/8/22

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
LeCarlin Collins 8636 Gauphin Pl. Nashville, TN 37211	New owner at property address	173-09-0A 433.00CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ALLISON BOWLES, MARRIED AND DEBRA BOE AND DANIEL D. BOE, WIFE AND HUSBAND, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to LECARLIN ANTOWON COLLINS AND STEPHANIE MARIE COLLINS, A MARRIED COUPLE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 372, on the Revision to Lots 367 through 383, Phase Six, Lenox Village, as shown by plat appearing of record in Instrument No. 20050617-0069532, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete details of said lot.

Being the same property conveyed to Allison Boe, 50% interest, and Debra Boe and Daniel D. Boe and husband, 50% interest as tenants in common with right of survivorship, by deed from Curtis I. Lesh and Tricia J. Lesh, husband and wife, dated 06/19/2015, of record in Instrument No. 20150630-0062790, said Register's Office.

The said Allison Boe having since married Mark Bowles. Mark Bowles joins in this conveyance to convey any interest that he may have in the property. Allison Boe is now known as Allison Bowles.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 8636 Gauphin Pl., Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 31st day of May, 2019.

Allison Bowles

Mark Bowles

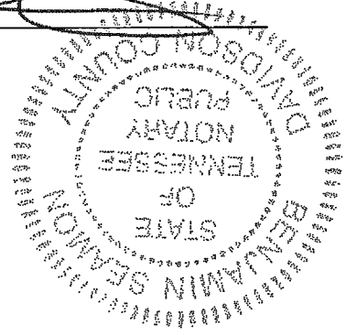
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Allison Bowles and Mark Bowles, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of May, 2019.

My commission expires: 9-6-22

Notary Public



Debra Boe by Allison Bowles, her attorney in fact
Debra Boe by Allison Bowles, Attorney-in-Fact

Daniel D. Boe by Allison Bowles, his attorney in fact
Daniel D. Boe by Allison Bowles, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

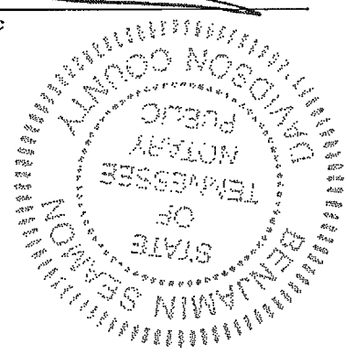
On this 31st day of May, 2019, before me, the undersigned Notary Public in and for said County and State, personally appeared Allison Bowles with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Debra Boe and Daniel D. Boe, by Specific Powers of Attorney dated May 28, 2019, and who acknowledged that he executed the same as the free act and deed of Debra Boe and Daniel D. Boe.

Witness my hand and official seal this 31st day of May, 2019.

My Commission Expires:

9-6-22

Notary Public



Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

20190604053272