Karen Johnson Davidson County
Batch# 252145 DEEDWARR
07/03/2019 09:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20190703-0064954

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Sumner THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 425,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF ~~June~~ July 2019. Notary Public MY COMMISSION EXPIRES: OCT 20 2020 (AFFIX SEAL)

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2019-GTE-116

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Taylor DeBoard	New Owner	083-05-0-142
(NAME) 1013 Maxwell Avenue	(NAME)	
(ADDRESS) Nashville, TN 37206	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Christopher A. Bowles and Melissa L. Bowles, husband and wife** (the "**Grantors**"), have bargained and sold, and by these presents do hereby transfer, grant and convey to **Taylor DeBoard, an unmarried man** (the "**Grantees**"), his heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

Being Lot No. 21, Eastwood Addition, as shown on plat of record in Plat Book 332, Page 63, in the Register's Office, Davidson County, Tennessee. Said Lot No. 21 fronts fifty (50) feet on the north side of Maxwell Avenue and extends back northerly between parallel lines 211 feet, more or less, to an alley.

Being the same property conveyed to Christopher A. Bowles and Melissa L. Bowles, husband and wife, from David Derck, by Warranty Deed dated July 25, 2008, of record as Instrument No. 20080729-0077493, Register's Office, Davidson County, TN.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following exceptions (the "**Permitted Exceptions**"):

1. Real estate taxes for calendary year 2019 and subsequent year, a lien not yet due and payable.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Eastwood Addition, as recorded in Plat Book 332, Page(s) 63, Register's Office, Davidson County, Tennessee.

3. Easement for perpetual joint driveway agreement, recorded in Book 5419, Page 994, Register's Office, Davidson County, Tennessee.

4. Any encroachments, encumbrances, or adverse circumstances affecting the Property that would be disclosed by an accurate and complete survey.

This is improved property located at 1013 Maxwell Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee, his successors and assigns, in fee simple forever.

Grantors covenant with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple and have a good right to convey the Property. Grantors further covenant with Grantees that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantors further covenant and binds themselves, their heirs and assigns, to warrant and forever defend the title to the Property to Grantees, his heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantors have executed this Warranty Deed the 28th day of June, 2019.

GRANTORS:

Christopher A. Bowles

Melissa L. Bowles

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Christopher A. Bowles and Melissa L. Bowles, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 27 day of June, 2019.

Notary Public

My Commission Expires: 3/8/2022

MATTHEW GARDNER NOGGLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

