Karen Johnson Davidson County
Batch# 256009 DEEDWARR
07/12/2019 09:33:28 AM 2 pgs
Fees: $13.00 Taxes: $394.79

20190712-0068037

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $106,700.00

Affiant

Subscribed and sworn to before me, this 14TH DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ina Williams	SAME AS NEW OWNER (NAME)	
1403 Pawnee Trail (ADDRESS)	(ADDRESS)	086-140-014.00
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Earlynn Danae Bowman and husband, Michael D. Bowman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ina Williams, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LOT 2-B, PARK MANOR SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6900, PAGE 29, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO EARLYNN DANAE BOWMAN AND HUSBAND, MICHAEL D. BOWMAN, AS TENANTS BY THE ENTIRETY, BY WARRANTY DEED FROM THOMAS W. GRUMKE AND WIFE, JANE BARRY-GRUMKE OF RECORD IN BOOK 7538, PAGE 80, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO THE TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 405 Wisteria Lane, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hand(s) this 14th day of June, 2019.

Earlynn Danae Bowman

Michael D. Bowman

STATE OF Alabama

COUNTY OF Mobile

WARRANTY DEED
(Continued)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Earlynn Danae Bowman and husband, Michael D. Bowman, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of June, 2019.

Cristal V. Driscoll

Notary Public

My Commission Expires: 03/29/2023

(SEAL)

CRISTAL V. DRISCOLL
NOTARY PUBLIC
STATE OF ALABAMA
COMM. EXP. 03-29-2023

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072