21874
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Karen Johnson Davidson County
Batch# 285025 DEEDWARR
09/12/2019 12:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20190912-0092510

WARRANTY DEED

Address New Owner(s)	**Send Tax Bills to: and**	**Map-Parcel:**
Tracey von Tagen 7177 Bidwell Rd. Joelton, TN 37080	New Owner(s)	01400004614

FOR AND IN 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, I/we, hereinafter called the Grantors, **Robert E. Bowling and Peggy Bowling, husband and wife,** has bargained and sold, and by these presents do transfer and convey unto **Tracey von Tagen**, hereinafter called the Grantee(s), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by D. E. Boner and E. Medlin, Surveyors, April 12, 1963, as follows:

Beginning at a point in the westerly margin of Bidwell Road, North 2 deg. 30 min. East 1750 feet from the northwest corner of said road and Old Clarksville Pike; thence with the westerly margin of said road, North 2 deg. 30 min. East 150 feet; thence North 87 deg. 30 min. West 790.91 feet; thence South 2 deg. 29 min. West 150 feet; thence South 87 deg. 30 min. East 790.87 feet to the beginning, containing 2.72 acres, more or less.

BEING the same property conveyed to Robert E. Bowling and Peggy Bowling, husband and wife, by Warranty Deed from Norma P. Harvison, unmarried, dated December 1, 2017, and filed at Instrument No. 20171205-0123931, said Register's Office.

THIS conveyance is subject to: 2019 taxes, prorated and assumed; Restrictions filed in Book 3572, page 3, and any and all easements, restrictions and zoning regulations which may be applicable to subject property.

This is improved property known as: 7177 Bidwell Road, Joelton, TN 37080

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 whosoever.

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 as of the date shown on the Notary Form.

Robert E. Bowling

Robert E. Bowling

Peggy Bowling

Peggy Bowling

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at office, this 11th day of September, 2019.

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

Ollie Mai Parsley

My Commission Expires:
3/8/22

Notary Public

****

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $350.000.00

Robert E Bowling

Affiant

Sworn to and subscribed before me
this 11th day of September, 2019.

Ollie Mai Parsley

Notary Public
My Commission Expires:

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines 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: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY