THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 191023200

Karen Johnson Davidson County
Batch# 313361 DEEDWARR
11/08/2019 09:26:41 AM 2 pgs
Fees: $13.00 Taxes: $1,163.65
20191108-0115571

MCKENZIE TEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY COMMISSION EXPIRES MARCH 17, 2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $314,500.00

Affiant

Subscribed and sworn to before me, this 6th day of November, 2019.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Matthew Abramo 531 Glengarry Drive Nashville TN 37217	New Owner	Tax Parcel ID No. 120 09 0 002.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kathryn E. Bowlby, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew Abramo**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Lot 102, Glengarry Park, Section One, as shown on plat of record in Plat Book 2663, Page 72, 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 Kathryn E. Bowlby by Warranty Deed from Michael Bynum, married, of record in Instrument No. 20160722-0075912, in the Registers Office for Davidson County, Tennessee, dated July 21, 2016 and recorded on July 22, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Glengarry Park, Section One, as recorded in Plat Book 2663, Page(s) 72.

Covenants, Conditions and Restrictions as set forth in Agreement recorded in Book 1788, Page 349.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2743, Page 231.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2796, Page 604.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2805, Page 226.

This is improved property located at 531 Glengarry Drive Nashville TN 37217

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of November, 2019.

Kathryn E. Bowlby by William Bowlby, Attorney-in-Fact
Kathryn E. Bowlby
BY: William Bowlby, Attorney In Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William Bowlby, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Kathryn E. Bowlby and that he is authorized by Kathryn E. Bowlby to execute this instrument on her behalf.

Witness my hand, at office, this 6th day of November, 2019.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022