Karen Johnson Davidson County
Batch# 348413 DEEDWARR
01/24/2020 02:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,473.59
20200124-0009025

# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $398,268.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of January, 2020.

Notary Public

MY COMMISSION EXPIRES: 3-24-20 (AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Scott Ethan Bowers | CMG | Map 053 Group 14-OB Parcel 002.00 |
| (NAME) | (NAME) | |
| 1700 Comanche Run | 3160 Crow Canyon Rd #400 | |
| (ADDRESS) | (ADDRESS) | |
| Madison, TN 37115 | San Ramon CA 94583 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Kevin Colin d/b/a Maple Building Group, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Scott Ethan Bowers, a single man, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 45, on the Plan of 1st Revision Final Plat of The Woods of Neely's Bend, Phase 3, of record in Instrument No. 20080606-0058247, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being a portion of the same property conveyed to Kevin Colin, d/b/a Maple Building Group by deed from Michael R. Stokes of record in Instrument Instrument No. 20190604-0053033, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

Subject to restrictions of record in Instrument Book 11527, Page 304 and as amended in Instrument No. 20050318-002990 said Register's Office.

Subject to Deed to Homeowner's Association of record in Instrument Instrument No. 20110916-0072158, said Register's Office.

Subject to Charter for Homeowner's Association of record in Instrument Book 11527, Page 331, said Register's Office.

Subject to By-Laws of record in Instrument Book 11527, Page 336, said Register's Office.

Subject to any and all matters and notes on plat of record in Instrument No. 20080606-0058247, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1700 Comanche Run, Madison, TN 37115
(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 hand this 24th day of January, 2020.

Kevin Colin d/b/a Maple Building Group

STATE OF TENNESSEE

COUNTY OF Robertson

On this 24th day of January, 2020, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kevin Colin d/b/a Maple Building Group**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
3-24-20

Notary Public,

FRANKIE A. MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

# True Copy Certification

I, Trudy Milliken, 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, Kim Perry, a notary public for this county and state, Trudy Milliken 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: 3/2/21

Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY