STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$290,000.00** (Two Hundred Ninety Thousand).

x La Tanya L. Rogers
AFFIANT

Subscribed to and sworn before me this 11th day of February, 2020.

NOTARY PUBLIC MY COMMISSION EXPIRES:

JAMIN ENQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2023
NOTARY SEAL

Karen Johnson Davidson County
Batch# 357144 **DEEDWARRSP**
02/12/2020 01:58:48 PM 2 pgs
Fees: $13.00 Taxes: $1,073.00
20200212-0016147

THIS INSTRUMENT PREPARED BY
AND PLEASE RETURN TO:
GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
La Tanya L. Rogers 1105 39th Avenue North Nashville, TN 37209	Home Point Financial Corp. 9190 Priority Way West Drive Indianapolis, IN 46240	09104007400

SPECIAL WARRANTY DEED

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, **BARBARA L. BOWLES, A MARRIED WOMAN,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **LA TANYA L. ROGERS, UNMARRIED WOMAN,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Land in Davidson County, Tennessee, described according to a survey by John M. Sullivan, Surveyor, dated August 12, 1955, as follows:

BEGINNING at the southerly corner of the Wilson tract on the westerly side of 39th Avenue, North; fronting 120 feet on said 39th Avenue, North and running back between parallel lines 150 feet to a dead line measuring 120 feet thereon.

Being the same property conveyed to Barbara L. Bowles by quitclaim deed from Barbara L. Bowles, Trustee, Rebecca L. Jennings Revocable Living Trust Agreement dated October 30, 1997, as amended, of record in Instrument No. 20180326-0028072, dated March 17, 2018 and recorded March 26, 2018, Register's Office for Davidson County, Tennessee. Corrective Quitclaim Deed of record in Instrument # 20200212-0016146, dated February 8th, 2020 and recorded February 12, 2020, Register's Office for Davidson County, Tennessee.

Being also known as 1105 39th Avenue North, Nashville, Tennessee 37209.

The said Barbara L. Bowles hereby makes oath that the above referenced described property has never been the marital residence of Barbara L. Bowles.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **1105 39TH AVENUE NORTH** **NASHVILLE, TN 37209**

TO HAVE AND TO HOLD said tract/parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, her heirs, successors and assigns, forever; and Grantor does covenant with Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as herein set out; and Grantor does further covenant and bind itself, its heirs successors and representatives, to warrant and forever defend the title to said land to said Grantee, her heirs successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

LTSR Number: GTE File: 2019125456

WITNESS, this 8th day of February, 2020

Barbara L. Bowles

Barbara L. Bowles

STATE OF Florida)
COUNTY OF Miami-Dade)

On this 08th day of February, 2020, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Barbara L. Bowles** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

WITNESS my hand and official seal on this the Saturday 08th day of February, 2020.

REYNA SHADDIX MY COMMISSION EXPIRES OCTOBER 5, 2022 #GG 225140 Bonded thru Notary Public Underwriters STATE OF FLORIDA NOTARY PUBLIC

Notary Public

Commission Expires: October 5 2022