Karen Johnson Davidson County
Batch# 379392 DEEDWARR
03/30/2020 12:01:30 PM 3 pgs
Fees: $18.00 Taxes: $839.90
20200330-0033917

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DEKALB

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: 4/29/22
(AFFIX SEAL)

TARA CROOK
STATE OF TENNESSEE NOTARY PUBLIC
DEKALB COUNTY

THIS INSTRUMENT WAS PREPARED BY
DeKalb Title, LLC, 210 East Public Square, Smithville, TN 37166

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
April N. Erwin and Taylor Ryan Dalton	same	Parcel ID: 084 13 0 002.00
(NAME)	(NAME)	
100 Graeme Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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/WE, **Leslie M. Bowden and Earline Bowden, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **April N. Erwin and Taylor Ryan Dalton, as tenants in common with right of survivorship** 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:

The land with all the buildings and improvements thereon, situated at 100 Graeme Drive, Town of Nashville, Davidson County, State of Tennessee, said premises being further described as follows:

Being Lot Number 139 on the Map of Donelson Hills Subdivision, as of record in Book 2331, page 22, Register's Office for said County.

Said Lot Number 139 fronts 35.07 feet on the northwesterly side of Graeme Drive, and runs back 472.3 feet on the northerly line and 378.2 feet on the southerly line, to a dead line, called T.C. Railroad on which it extends 403.5 feet.

Being the same lands conveyed to Leslie M. Bowden and Earline Bowden, married from William Allen Hite Jr. and wife, Martha Anne Hite by Warranty Deed dated January 29, 2016 and recorded February 8, 2016 in Instrument Number 20160208-0011709, in said Register's Office for Davidson County, Tennessee.

Further known as: 100 Graeme Drive, Nashville, TN 37214

Parcel Id(s): 084 13 0 002.00

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 100 Graeme Drive, Nashville, TN 37214

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 our hands this 27 day of March, 2020

Leslie M. Bowden

Earline Bowden

STATE OF TENNESSEE

COUNTY OF DeKalb

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Leslie M. Bowden and Earline Bowden, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of March, 2020.

Notary Public

My Commission Expires: 4/22/24

(SEAL)

TARA CROOK
STATE OF TENNESSEE NOTARY PUBLIC
DEKALB COUNTY

True Copy Certification

I, Deanna D. Johnson, 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.

Deanna D. Johnson

Signature

State of TN

County of DeKalb

Personally appeared before me, Tara Crook, a notary public for this county and state, Deanna D. Johnson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tara Crook

Notary's Signature

TARA CROOK
STATE OF TENNESSEE NOTARY PUBLIC
DEKALB COUNTY

My Commission Expires: 6/29/22

Notary' Seal (if on paper)