Karen Johnson Davidson County
Batch# 386450 DEEDWARR
04/16/2020 08:59:30 AM 3 pgs
Fees: $18.00 Taxes: $888.00
20200416-0039736

	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $240,000.00. Affiant Subscribed and sworn to before me, this the 10th day of April, 2020. Notary Public My commission expires: 5/23/22

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

MELISSA CHISUM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Marlene T. Bowker and Richard Dennis Bowker	**PennyMac Loan Services**	**114-12-0A-089.00-CO**
531 Aubrey Lane ~~310 Stonecrest Way~~	**3043 Townsgate Road, Suite 200**	
Burns TN 37029 ~~Nashville, TN 37209~~	**Westlake Village, CA 91361**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

William Lou Christian, a married man

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Marlene T. Bowker and Richard Dennis Bowker, wife and husband

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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, Being Unit No. 89 on the Plan of Stoneridge Townhomes, Phase II, as shown on plat recorded as Exhibit B in the Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20060721-0088352, and amended in Instrument No. 20080715-0072550, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to William L. Christian by Warranty deed from Sunny Meadows, LLC, a limited liability company of record in Instrument No. 20160930-0103621 Register's Office for Davidson County, Tennessee, dated September 29, 2016 and recorded on September 30, 2016.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__x__) unimproved (____) property known as 310 Stonecrest Way, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/OUR HANDS EFFECTIVE AS OF 10th day of April, 2020:

William Lou Christian

Betsy Christian

** *Betsy Christian, spouse of William Lou Christian, joins in the execution of this instrument for the purpose of conveying her marital interest, if any, in the subject property.*

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, William Lou Christian and Betsy Christian, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 10th day of April, 2020.

My Commission Expires: 5/23/22

Notary Public

20201168R

MELISSA CHISUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, RYAN RAFOTH, 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 Williamson

Personally appeared before me, Taylor Stroud, a notary public for this county and state, Ryan Rafoth who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Taylor Stroud
Notary's Signature

My Commission Expires: 1/8/2024
Notary' Seal (if on paper)

