Karen Johnson Davidson County
Batch# 404433 DEEDWARR
05/21/2020 03:54:30 PM 4 pgs
Fees: $23.00 Taxes: $1,332.00
20200521-0053225

#35444

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 35444-04-2020	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $360,000.00. Affiant Subscribed and sworn to before me this 15th day of May, 2020. Notary Public My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner: James Richard Bowers, Jordan A. Bowers 8036 Sawyer Brown Road Nashville, TN 37221	Send Tax Bills To: First Bank 318 Seaboard Lane STE 205 Franklin, TN 37067	Tax Information: Map and Parcel No.: 128 14 0 015 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, Richard Bowers and Deborah Bowers, husband and wife, ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to James Richard Bowers and Jordan A. Bowers, husband and wife ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 8036 Sawyer Brown Road, Nashville, TN 37221.

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

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantors have executed this instrument on the 15th day of May, 2020.

Richard Bowers

Deborah Bowers

Deborah Bowers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Richard Bowers and Deborah Bowers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of May, 2020.

Notary Public

My Commission Expires:

10-2-2023

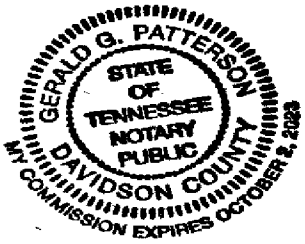


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Harpeth Park, Section One, as of record in Plat Book 3600, page 92, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Said Lot No.15 fronts 222.85 feet on the southerly margin of Sawyer Brown Road and extends back 190.0 feet on the easterly line and 210.0 feet on the westgerly line to a dead line in the rear measuring 115.0 feet thereon.

Being the same property conveyed to Richard Bowers and Deborah Bowers, husband and wife, by deed dated August 18, 2017 from Chad Anderson and Angela Anderson, husband and wife, of record in Instrument No. 20170818-0085262, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. General or special taxes and assessments required to be paid in the year 2020 and subsequent years.
2. State and County taxes for the year 2020, a lien, but not yet due and payable. Map and Parcel No. 128 14 0 015 00.
3. Restrictive Covenants contained in an instrument of record in Book 3844, page 701, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 3600, page 92, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., 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 and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., 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: October 2, 2023
Notary Seal:

