**This instrument was prepared by:**
**Please record and return to:**
**Freedom Title Services, LLC**
**109 Hazel Path, Suite 2**
**Hendersonville, TN 37075**
**(615) 822-8332 phone**
**(615) 822-8321 fax**

Karen Johnson Davidson County
Batch# 414337 DEEDWARR
06/15/2020 08:29:27 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50
20200615-0060615

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, WE, **CHARLES DANE BOWERS, A MARRIED MAN**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LYNN N. HUSBAND,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS

TO-WIT:

**LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 3018, BUILDING NO. 22 ON THE PLAN OF SECTION 22, PHASE 1 D. EAGLE RIDGE AT THE RESERVE CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME, CREATED UNDER TITLE 66, SECTION 27-101, ET SEQ., AS AMENDED IN TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED AND BY-LAWS OF RECORD IN INSTRUMENT NO. 20040716-0084992, SUPPLEMENT AND AMENDMENT NO. 48 TO THE MASTER DEED OF RECORD IN INSTRUMENT NO. 20040716-0084992, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAT OF EAGLE RIDGE AT THE RESERVE CONDOMINIUMS AS SHOW ON EXHIBIT "A" TO THE MASTER DEED, OF RECORD AS AFOREMENTIONED, SAID REGISTER'S OFFICE, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT.**

**BEING THE SAME PROPERTY CONVEYED TO CHARELS DANE BOWERS, A MARRIED MAN, BY WARRANTY DEED FROM JUDITH A. NASH, UNMARRIED, DATED JULY 31, 2017 AND RECORDED ON AUGUST 2, 2017 IN INSTRUMENT NO. 20170802-0078520, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**

**CELIA ANZALONE BOWERS, WIFE OF CHARLES DANE BOWERS, JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING HER INTEREST, MARITAL OR OTHERWISE, IN SAID PROPERTY.**

**This is improved property, known as 320 OLD HICKORY BLVD. #3018, NASHVILLE, TN 37221.**

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 26th day of May, 2020.

**CHARLES DANE BOWERS**

**CELIA ANZALONE BOWERS**

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, CHARLES DANE BOWERS AND CELIA ANZALONE BOWERS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 26th day of May, 2020.

NOTARY PUBLIC
My commission expires: 7-20-20

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is **$315,000.00.**

Affiant

Subscribed and sworn to before me, this the 26th day of May, 2020.

NOTARY PUBLIC
My commission expires: 8/22/23

GINA DUNNING
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

**Address New Owner(s) as follows:**
**LYNN N. BOWERS**
**320 OLD HICKORY BLVD. #3018**
**NASHVILLE, TN 37221**

**Send Tax Bills To:**
Same as above

**MAP/PARCEL: 128-12-O-A/197.00**