RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2014151

Karen Johnson Davidson County
Batch# 459631 **DEEDWARR**
08/19/2020 09:53:37 AM 2 pgs
Fees: $13.00 Taxes: $1,146.63

20200819-0093222

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $309,900.00

Donna Van Kluyve
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of August, 2020.

Shannon O'Neill
NOTARY PUBLIC

My commission expires. 11-3-2020

SHANNON O'NEILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Curtis S. Person IV 2205 Dearborn Drive, Nashville, TN 37214	Same address as new owner	084-14-0-067.00

FOR AND IN CONSIDERATION of the sum of Three Hundred Nine Thousand Nine Hundred and 00/100 Dollars ($309,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ESTATE OF FINIS M. BOWMAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **CURTIS S. PERSON IV**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 131 on the plan of Walnut Grove, of record in Plat Book 2133, page 87, Register's Office for said County.

Being the same property conveyed to Finis M. Bowman and wife, Charlie Mai M. Bowman from William B. Lawrence and wife, Pauline A. Lawrence, by Warranty Deed dated 01/25/1960 and recorded 01/29/1960 in Book 3027, page 29, Register's Office for said County. The said Charlie Mai M. Bowman having since died on 08/12/2014 Probate Case #17P-735. The said Finis M. Bowman having since died on 09/19/2019 Probate Case # 19P-1883, and per terms of his Last Will and Testament, title is devised to Deborah B. Morris, Donna Baumgartner and Kimberly Denise Bowman. Deborah B. Morris as Executrix.

The address of the herein described property is believed to be 2205 Dearborn Drive, Nashville, TN 37214, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 18th day of August, 2020.

ESTATE OF FINIS M. BOWMAN

Deborah B. Morris, Executrix

BY: Deborah B. Morris, Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, of said County and State, Deborah B. Morris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Executrix of the Estate of **Estate of Finis M. Bowman**, the within named bargainor and that she as such Executrix, executed the foregoing instrument for the purposes therein contained by signing the name of the Estate by herself, as Executrix.

WITNESS my hand and seal, this the 18th day of August, 2020.

Shannon ONeill

Notary Public
My commission expires: 11-3-2020

SHANNON ONEILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY