THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200829171

Karen Johnson Davidson County
Batch# 462759 **DEEDWARR**
08/24/2020 12:09:01 PM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20200824-0095421

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $375,000.00.

Affiant

Subscribed and sworn to before me, this 20th day of August, 2020.

Notary Public
My Commission Expires: _____

HOLLY DEES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Karen E. Bowles 101 Eller Court Nashville TN 37221	New Owner	Tax Parcel ID No. 141 12 0B 078.00

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, **Sandra D. Laurie, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Karen E. Bowles, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 73 on the Plan of Southampton, Phase 4, of record in Plat Book 6250, page 565, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description.

Being the same property conveyed to Sandra D. Laurie, by Quitclaim Deed from Jason Sanders, of record in Instrument No. 20190516-0046292, in the Register's Office of Davidson County, Tennessee, dated March 01, 2019 and recorded on May 16, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE 4 SOUTHAMPTON, as recorded in Plat Book 6250, Page(s) 565.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6120, Page 450; as amended in Book 6231, Page 63 and Supplemented in Book 6624, Page 569.

This is improved property located at 101 Eller Court Nashville TN 37221

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of August, 2020.

Sandra D. Laurie

STATE OF ~~Florida~~ Florida)
COUNTY OF Miami Dade)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sandra D. Laurie, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20 day of August, 2020.

Notary Public
My Commission Expires: June 12, 2022

JESSICA PETERS
MY COMMISSION # GG 228074
EXPIRES: June 12, 2022
Bonded Thru Notary Public Underwriters