Karen Johnson Davidson County
Batch# 474550 DEEDWARR
09/14/2020 09:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,620.60
20200914-0104220

**THIS INSTRUMENT PREPARED BY:**
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

**NAME AND ADDRESS OF NEW OWNERS:**
Ryan A. Bowden and Melissa M. Bowden
26 Kennett Court
Nashville, TN 37138
**SEND TAX BILLS TO:**
New Owner

# WARRANTY DEED

(Map 054-14-O; Parcel 067.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **PAUL ANTHONY PIGUE AND CYNTHIA DEAN PIGUE, HUSBAND AND WIFE**, hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **RYAN A. BOWDEN AND MELISSA M. BOWDEN, HUSBAND AND WIFE** hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND in Davidson County, Tennessee, being all of Lot No. 165, Section 8, Brandywine Farms, of record in Plat Book 4460, Page 10, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate property description.
>
> BEING the same property conveyed to Paul Anthony Pigue and Cynthia Dean Pique, husband and wife, by Warranty Deed dated August 24, 2020 from Shelby Kirby and Matthew Kirby, wife and husband, recorded August 26, 2020, in Instrument Number 20200826-0096932, in the Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

This is improved property known as 26 Kennett Court, Nashville, TN 37138.

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

Grantors covenant with the said Grantees that Grantors 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 noted herein, and for the 2020 real property taxes which will be prorated at closing and paid by the Grantees.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDs and signatures on this the 9th day of September, 2020.

Paul Anthony Pigue
PAUL ANTHONY PIGUE

Cynthia Dean Pigue
CYNTHIA DEAN PIGUE

STATE OF TENNESSEE )
COUNTY OF RUTHERFORD )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul Anthony Pigue and Cynthia Dean Pigue, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th day of September, 2020.

Notary Public

My Commission Expires: 3-19-23

(SEAL)

MARY FUGITT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE )
COUNTY OF ~~RUTHERFORD~~ Sumner )

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $438,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Renee Sr
Affiant

Subscribed and sworn to before me this 9th day of September, 2020.

Notary Public

My commission Expires: OCT 2 0 2020

KRISTEN M. TRAIN
Notary Public At Large
SUMNER COUNTY, TENN.

File No. GTS1-2020-947

# True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

