WARRANTY DEED

File #2020103387

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

Karen Johnson Davidson County
Batch# 533536 DEEDWARR
12/15/2020 10:08:47 AM 2 pgs
Fees: $13.00 Taxes: $1,217.30

20201215-0147615

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of Dec, 2020.

Notary Public

MY COMMISSION EXPIRES: 8/22/22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Justin Bradley Davis	Truist Bank	172-03-0A-023.00 CO
(NAME)	(NAME)	
5889 Woodlands Avenue	901 Semmes Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Richmond, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I/WE, **Sherman H. Bowlds, and wife, Helen A. Bowlds,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Justin Bradley Davis,** an unmarried man HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of The Woodlands, Phase I, Section I of record in Plat Book 6900, Page 499, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sherman H. Bowlds, and wife, Helen A. Bowlds by Quitclaim deed from Resolution Trust Corporation, Receiver for Hill Financial Savings Association of record in Book 8170, page 471, Register's Office for Davidson County, Tennessee, dated July 31, 1990 and recorded on August 07, 1990.

This conveyance is subject to: Subject to all matters shown on the Plan of record in Plat Book 6900, Page (s) 498 and 499, Register's Office for Davidson County, Tennessee.; PUD Boundary Plat of record in Book 6900, Page 497, in the Register's Office for Davidson County, Tennessee.; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions, Restrictions and By-Laws of record in Book 7334, Page 109, Book 7408, Page 250, Book 7516, Page 37, Book 8464, Page 463, Book 8622, Page 390, Book 8634, Page 224, and Book 8643, Page 675, Register's Office for Davidson County, Tennessee; Charter of The Woodlands Homeowners Association of record in Book 8454, Page 246, in the Register's Office for Davidson County, Tennessee.; Conveyance of common area to HOA of record in Book 8472, Page 310, in the Register's Office for Davidson County, Tennessee.; Storm Water Detention Agreement of record in Book 7336, Page 3, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **5889 Woodlands Avenue, Nashville, TN 37211**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 11th day of Dec, 2020.

Sherman H. Bowlds

Helen A. Bowlds

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Sherman H. Bowlds and Helen A. Bowlds, 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 at office, this 11th day of Dec, 2020.

Commission expires:

8/22/22

Notary Public

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro TN 37128