Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #20-1603

Karen Johnson Davidson County
Batch# 538170 DEEDWARR
12/18/2020 11:34:46 AM 2 pgs
Fees: $13.00 Taxes: $702.63
20201218-0150209

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert Bowe, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Evan C. Rees and Ashley N. Rees, husband and wife,** hereinafter called the **Grantee**, Grantee's 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 more particularly described according to a survey by John B. Kohl, III, dated August 20, 1998, as follows:

Beginning at a point in the South boundary of the McCall Grave Yard at the Northwest corner of the Charles Mangrum Property; thence, North 86 degrees 30 minutes West 75 feet to a point; thence, South 11 degrees West 215 feet to a point; thence, South 86 degrees 30 minutes East 75 feet to a point; thence, 11 degrees East 215 feet to the point of Beginning.

Being the same property conveyed to Robert Bowe, unmarried by Warranty deed from Suzanne Marie Denton, unmarried of record in Instrument No. 20011217-0139103 Register's Office for Davidson County, Tennessee, dated December 14, 2001 and recorded on December 17, 2001.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 7818 Old Charlotte Pike, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Evan C. Rees 7818 Old Charlotte Pike Nashville, TN 37209	Mortgage Investors Group 8320 East Walker Springs Lane, 200 Knoxville, TN 37923	113-00-0-015.00

WITNESS THE EXECUTION HEREOF this 15th day of December, 2020.

Robert Bowe

Robert Bowe

State of Tennessee)
County of Davidson)

On this 15th day of December, 2020, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Robert Bowe and , the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 189,900.00.**

Affiant

Sworn and subscribed before me on this the 15th day of December, 2020.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON