Name and Address of New Owner:
Martha K. Hale and Cody Hale
6348 Banbury Station
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 556602 DEEDWARR
01/19/2021 03:11:30 PM 4 pgs
Fees: $23.00 Taxes: $1,694.60
20210119-0008073

Send Tax Bills To:
Guaranteed Rate, Inc.
4410 N. Ravenswood Ave.
Chicago, IL 60640

This Instrument Prepared By:
Devan Spinelli
CLOSED LLC
818 18th Avenue South
Nashville, TN 37203

Map & Parcel No: 172-09-0A-043.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Myra W. Bowden and Stephen S. Bowden, wife and husband**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Martha K. Hale and Cody Hale, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Final Plat of Section Two, Banbury Crossing of record in Plat Book 9700, pages 605-609, 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 Myra W. Bowden and Stephen S. Bowden, as tenants by the entirety, by deed dated March 25, 2019 and recorded March 26, 2019 from Jill R. Reeves, unmarried, of record in Instrument Number 20190326-0027075, Register's Office for Davidson County, Tennessee.

This is improved property also known as 6348 Banbury Station, Brentwood, TN 37027.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 12th day of January, 2021.

Myra W. Bowden (SEAL)

Stephen S. Bowden (SEAL)

STATE OF TENNESSEE
COUNTY OF Marshall

On this 12th day of January, 2021, before me personally appeared Myra W. Bowden and Stephen S. Bowden, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12th day of January, 2021.

Notary Signature
My commission expires: July 23, 2024

ROBERT BONNIFIELD
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF Marshall)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $458,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Myra W. Bond

Stephen S. Bond

(Affiant)

Sworn to and subscribed before me this
12th day of January, 2021.

Robert Bonnifield

Notary Public
My commission expires: July 23, 2024

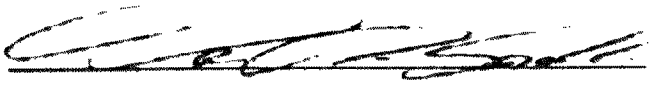
ROBERT BONNIFIELD
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

File No. 2020-922

202101190008073

True Copy Certification

I, Devan P. Spinelli, 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.

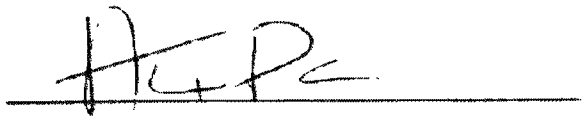


Devan Spinelli

STATE OF FLORIDA

COUNTY OF BROWARD

Personally appeared before me, Alexandra Ponce, a notary public for this county and state, Devan Spinelli, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature (Alexandra Ponce)

My Commission Expires: 05/16/2023

Notary' Seal (if on paper)

