Karen Johnson Davidson County
Batch# 575784 DEEDWARR
02/23/2021 01:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20210223-0022127

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

Subscribed and sworn to me on 12/10/20.

Notary Public

My Commission Expires: 05/09/2023

THIS INSTRUMENT WAS PREPARED BY:
Anchor Title & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Bridgette B. Bowman 3817 Dunbar Lane Nashville, TN 37207	New Owner	059 10 0 021.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Matthew McKinney, a married man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto BRIDGETTE B. BOWMAN, AN UNMARRIED PERSON AND PAUL W. MOLER, A MARRIED PERSON, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 8 on the Royal Garden Estates, Section 1, of record in Plat Book 3700, Page 29, in the Registers Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Said Lot No. 8 fronts 104 feet on the Westerly side of Dunbar Drive and runs back between Parallel lines, 175 feet to a dead line.
>
> Being the same property conveyed to Matthew McKinney, Married, by Warranty Deed from Nashville Tennessee Home Buyers, LLC, of record in Instrument No. 20200618-0064451, in the Register's Office of Davidson County, Tennessee, dated June 12, 2020 and recorded on June 18, 2020.
>
> Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.
>
> This is Improved property, known as 3817 Dunbar Lane, Nashville, TN 37207.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 on 12/ 10 /20.

Matthew McKinney

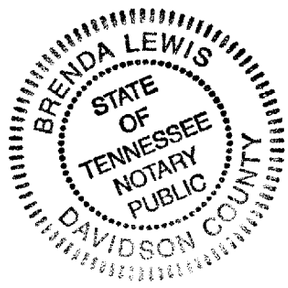
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 12/ 10 /20, before me personally appeared Matthew McKinney, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on 12/ 10 /20.

NOTARY PUBLIC

My Commission Expires: 11-8-2021



True Copy Certification

I, Connie Taylor, 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 Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212