39-B

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210233559** Karen Johnson Davidson County Batch# 591273 DEEDWARR 03/12/2021 03:09:57 PM 2 pgs Fees: $13.00 Taxes: $1,245.05 20210312-0033504	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $336,500.00. Addison Gross Affiant Subscribed and sworn to before me, this 9th day of March, 2021. Lydia H Weaver Notary Public My Commission Expires: 7/9/22 LYDIA H. WEAVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY Commission Expires JULY 9, 2022

WARRANTY DEED

Address New Owner: Matthew Jack Bowden and Lindsey Jordan Bowden 1016 Brookside Woods Blvd Hermitage, TN 37076	Send Tax Bills To: ~~New Owner~~ CapStar Bank 2002 Richard Jones Rd #300A Nashville, TN 37215	Tax Information: Tax Parcel ID No. 075 12 0B 002.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Allison Thorburn, a single woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lindsey Jordan Bowden and Matthew Jack Bowden, wife and husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Phase One & a Portion of Phase Two, Section 1, Brookside Woods, a Planned Unit Development, of record in Plat Book 9700, Page 397, 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 Allison Thorburn, a single woman, by Warranty Deed from Eduardo Costa Araujo and Ana Carolina Rodrigues Castello Branco, husband and wife, of record in Instrument No. 20190910-0091094, in the Register's Office of Davidson County, Tennessee, dated September 05, 2019 and recorded on September 10, 2019.

Being the same property conveyed to Eduardo Costa Araujo and Ana Carolina Rodrigues Castello Branco, Husband and Wife, by Warranty Deed from Janice L. Runion, an unmarried woman, of record in Instrument No. 20160902-0092372, in the Register's Office of Davidson County, Tennessee, dated August 31, 2016 and recorded on September 02, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

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Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase One & a Portion of Phase Two, Section 1, Brookside Woods, a Planned Unit Development, as recorded in Plat Book 9700, Page(s) 397.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of First Revision, P.U.D. Boundary Plat, Brookside Woods, as recorded in Plat Book 9700, Page(s) 362.

Declaration of Covenants, Conditions and Restrictions recorded in Book 10444, Page 213; Amended in Book 11103, Page 156 and Book 11453, Page 900.

Easement for Sewer Main, recorded in Book 5609, Page 627.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 11125, Page 436.

Easement for Water and Sewerage, recorded in Book 11497, Page 577.

Easement for the flow of the waters of the Stoners Creek, and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the waters of the Stoners Creek, free from diminution or pollution.

Changes in the boundary of the land resulting from erosion or accretion caused by the flow of the Stoners Creek.

This is improved property located at 1016 Brookside Woods Blvd Hermitage, TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of March, 2021.

Allison Thorburn by Attorney-in-Fact

Allison Thorburn
By: Shira Kingrey, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shira Kingrey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Allison Thorburn and that she is authorized by Allison Thorburn to execute this instrument on their behalf.

WITNESS my hand, at office, this 9th day of March 2021.

Notary Public

My Commission Expires:

HOLLY DEERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023