THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027
P21-11809-BW

Karen Johnson Davidson County
Batch# 620513 **DEEDWARR**
04/22/2021 09:32:12 AM 2 pgs
Fees: $13.00 Taxes: $1,763.42

20210422-0053893

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **476,600.00**.

Janice Cullen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF April, 2021.

Robin S. Edwards
Notary Public

MY COMMISSION EXPIRES: 3/25/2023

(AFFIX SEAL)

ROBIN S. EDWARDS TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey D. Bowers	NEW OWNER	MAP
2108 Fremont Ave		PARCEL 073-01-0-122.00
Nashville, TN 37216		
(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, WE, **Jon B. Wilson, III and Natalie Nicole Wilson, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeffrey D. Bowers and Jennifer L. Bowers, Husband and Wife**

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. 14 on the Plan of Highland View of record in Plat Book 1424, Page 39, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 14 fronts 80 feet on the Southerly margin of Fremont Avenue and extends back 122.6 feet on the Easterly line and 201.2 feet on the Westerly line to a dead line in the rear, measuring 111 feet thereon.

Being the same property conveyed to Jon B. Wilson, III and Natalie Nicole Wilson, husband and wife by Warranty Deed from Cynthia J. Bayer, unmarried, of record in Instrument No. 20180711-0066925, Register's Office for Davidson County, Tennessee, dated July 06, 2018 and recorded on July 11, 2018.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **2108 Fremont Ave, Nashville, TN 37216.**

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 ____ hand( ) this the _____ day of April, 2021.

J B Wilson III

Jon B. Wilson, III

Natalie Nicole Wilson

Natalie Nicole Wilson

STATE OF ALASKA
COUNTY OF FAIRBANKS

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jon B. Wilson, III** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the _____ day of April, 2021.

My Commission expires: 2-1-24

JEREMY FILLIPI
Notary Public
State of Alaska
My Commission Expires Feb 1, 2024

Notary Public

STATE OF ALASKA
COUNTY OF FAIRBANKS

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Natalie Nicole Wilson** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the _____ day of April, 2021.

My Commission expires: 2-1-24

JEREMY FILLIPI
Notary Public
State of Alaska
My Commission Expires Feb 1, 2024

Notary Public