Karen Johnson Davidson County
Batch# 846461 DEEDWARR
04/27/2022 02:25:30 PM 3 pgs
Fees: $18.00 Taxes: $2,701.00
20220427-0048775

WARRANTY DEED

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File No.: RES-22-1314-B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $730,000.00.

Daniel Thompson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of April, 2022.

Notary Public

MY COMMISSION EXPIRES: 8-26-2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zachary Taylor Bowden	U.S. Bank, N.A.	105 07 0G 002.00 CO
(NAME)	(NAME)	
1314B Pillow Street Nashville, TN 37203	P.O. Box 20005 Owensboro, KY 42304-0005	
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, EMILY J. GRAY, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, ZACHARY TAYLOR BOWDEN, A SINGLE MAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON County, State of TENNESSEE, described as follows, to-wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit B established pursuant to the Declaration of Covenants, Conditions and Restrictions for Homes at 1314 Pillow Street, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20140123-0006518, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration, to which reference is hereby made for a more complete description.

Being the same property conveyed to Emily J. Gray and William H. Gray and Phyllis B. Gray, from Urban Core Homes II, LLC, a Tennessee Limited Liability Company and Foundation Development Group, LLC, a Tennessee Limited Liability Company, by Warranty Deed dated July 8, 2014, recorded July 11, 2014, in Instrument No. 20140711-0061049, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Emily J. Gray from William H. Gray and Phyllis B. Gray by Quitclaim Deed dated May 23, 2020, recorded May 27, 2020, in Instrument No. 20200527-0054692, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is improved property, known as 1314B Pillow Street, Nashville, TN 37203
(House Number) (Street) (City or Town) (State) (Postal Zip)

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 GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 20th day of April, 2022

Emily J. Gray

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of April, 2022, before me personally appeared Emily J. Gray, 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 20th day of April, 2022.

Notary Signature
My commission expires: 3/6/24

ADAM G LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:

Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210
(615) 515-7171

Tennessee Certification of Electronic Document

I, John L. Bibb, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on April 20, 2022 (date of document).

Affiant Signature

April 20th, 2022
Date

State of TN

County of MAURY

Sworn to and subscribed before me this 20th day of April, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 2-25-24

NOTARY'S SEAL

