BOOK 10844 PG 600

file box 52

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS/S 77,500.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF March 19 98
Notary Public
MY COMMISSION EXPIRES: 3-3 99
(AFFIX SEAL)

TCB-LLT-98-601

THIS INSTRUMENT WAS PREPARED BY MARY FRANCES RUDY, ATTORNEY AT LAW
1310 Memorial Blvd., Springfield, TN 37172; 111 W. College Street, Murfreesboro, TN 37130; 100 Hazel Path, Suite A, Hendersonville, TN 37075; 557 Sam Ridley Pkwy. W, Suite A, Smyrna, TN 37167; 4733 Andrew Jackson Pkwy. #1-C, Hermitage, TN 37076; 1187 Vultee Boulevard, Nashville, TN 37217; 155 Franklin Rd., Suite 150, Brentwood, TN 37027; 1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Stephen Lewis (NAME)	National Bank of Commerce (NAME)	MAP 52-13-A
2748 Penn Meade Drive (ADDRESS)	7770 Poplar Avenue, Suite 103 (ADDRESS)	PARCEL 28
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	Germantown, TN 38138 (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, Johanna Edwards Fowler a/k/a Johanna Edwards as Guardian of the property of the Minor Anthony William Fowler in the Estate of Wayne Edwards a/k/a Wayne Edward Fowler *** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael Stephen Lewis

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:

Being Unit No. 28 as created and established by the Master Deed and Bylaws for River Glen, a Horizontal Property Regime, of record in Book 7566, page 571, Register's Office for Davidson County, Tennessee and as shown and described on the Plan for River Glen, Phase I, of record in Book 6900, pages 650 and 651, amended in Book 6900, page 671, Register's Office for Davidson County, Tennessee, to all of which reference is here made for a more complete description, together with an undivided percentage interest in the Common Elements allocated to said Unit as set forth in said Master Deed and Bylaws, as may be from time to time amended as provided therein.

Being the same property conveyed to Wayne Edwards Fowler by Deed from Charles R. Gray and wife, Donna L. Gray, of record in Deed Book 8934, Page 161, Register's Office for Davidson County, Tennessee. The said Wayne Edward Fowler a/k/a Wayne Edwards having since died leaving Johanna Edwards Fowler a/k/a Johanna Edwards guardianship to the minor child Anthony William Fowler by the Last Will and Testament of Wayne Edwards and according and pursuant to Order Filed March 13, 1998 bearing Docket No. 94P-1651.

This conveyance is subject to Restrictive Covenants of record in Deed Book 7566, page 571, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

***** and Johanna Edwards Fowler a/k/a Johanna Edwards, Individually**

unimproved ( )
This is improved (X) property, known as 2748 Penn Meade Drive, Nashville, Tennessee 37214
(House Number) (Street) (P.O. Address) (City or Town) (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 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 my hand this 16th day of March 19 98

Johanna Edwards Fowler a/k/a Johanna Edwards as Guardian of the property of the Minor Anthony William Fowler in the Estate of Wayne Edwards a/k/a Wayne Edward Fowler

Johanna Edwards Fowler a/k/a Johanna Edwards, Individually

BOOK 10844 PG 601

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Johanna Edwards Fowler a/k/a Johanna Edwards, individually and as Guardian for Anthony William Fowler

the bargainor ____, 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. Witness my hand and official seal at Brentwood, Brentwood, Tennessee, this 16th day of March, 1998.

Commission expires 3-3-99

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, ____ a Notary Public within and for the State and County aforesaid, personally appeared ____ and ____ with whom I am personally acquainted and who upon ____ oath(s) acknowledged ____ to be the ____ and ____ respectively of the ____ the within named bargainor, and corporation, and that ____ as such ____ and ____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said ____ as such ____, and attesting the same by the said ____ as such ____.

Witness my hand and official seal at office at ____ on this the ____ day of ____ 19____.

My commission expires ____

Notary Public

IDENTIF. & REFERENCE

98 MAR 19 AM 9:17

REGISTER
DAVIDSON COUNTY, TN.

041002

RETURN TO:
TITLE CONNECTION, INC.

- ☐ 100 Hazel Path, Suite A, Hendersonville, Tennessee 37075
- ☐ 1187 Vultee Boulevard, Nashville, Tennessee 37217
- ☐ 1310 Memorial Boulevard, Springfield, Tennessee 37172
- ☐ 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- ☐ 111 W. College Street, Murfreesboro, Tennessee 37130
- ☐ 4733 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076
- ☐ 557 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- ☒ 155 Franklin Road, Suite 150, Brentwood, Tennessee 37027

MARY FRANCES RUDY
ATTORNEY - AT - LAW

7758 03/19 0101 03CHECK

295.75

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10844 PG 602

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 77500.00
CON TX 286.75
PRFEE 1.00
WDEED 8.00
TOTAL 295.75
CHECK 295.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/19/98 01 09:15 0001 7758

0414002
IDENTIF. ▲ REFERENCE

98 MAR 19 AM 9:17

FELIX Z. WILSON, III REGISTER
DAVIDSON COUNTY, TN.

No. 1268108