WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/28/05 12:03 2 pgs
Fees:13.00 Taxes:902.80

20050928-0116450

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $244,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF SEPTEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES 9-20-08

(AFFIX SEAL)

JAMES T SEARS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN COMM. EXPIRES JULY 21, 2007

THIS INSTRUMENT WAS PREPARED BY
Cornerstone Title & Escrow, LLC, 2323 Twenty-First Ave. South, Ste.306, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald J. Fontecchio	Regions Bank d/b/a Regions Mortgage	129-12-42
(NAME)	(NAME)	
941 Percy Warner Blvd	P O Box 11026	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Orange, CA 92856-8126	
(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,

R.Andrew Fowler and wife, Allison G. Fowler

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ronald J. Fontecchio

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. 236 on the Plan of Section I, Warner Park Valley, of record in Book 3600, page 12, 13, 14, Registers office for Davidson County, Tennessee.

Said Lot No. 236 fronts 100 feet on the westerly side of Percy Warner Boulevard and extends back 177.83 feet on the northerly line and 205.35 feet on the southerly line , to a dead line in the rear on which it measures 104.0 feet.

Being the same property conveyed to R. Andrew Fowler by Warranty Deed from Richard W. Haythorn, III and wife Mary A. Stoops of record in Instrument No.20030709-0095145, Registers office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for all public utilities applicable to this property; and taxes for the currant which have been prorated and paid by the Grantor(s) herein.

unimproved ☐

This is improved ☒ property, known as 941 Percy Warner Blvd, Nashville, Tennessee 37205

(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.

PICK-UP

Witness our hands this 23rd day of September 2005.

R. Andrew Fowler _____ Allison G. Fowler _____

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby certify that on this 23rd day of September, 2005, Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named R. Andrew Fowle and wife, Allison G. Fowler , the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and whom acknowledged that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of September, 2005.

Commission expires: 9-20-08

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Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN JAMES T. SEARS COMM. EXPIRES JULY 21, 2007