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This Instrument Prepared By:
Elite Title Company, LLC
109 Westpark Drive, Suite 350
Brentwood, TN 37027
6070448

**SIDWELL & BARRETT, P.C.**
**121 1st Avenue South, Suite 200**
**Franklin, TN 37064**

**Send Tax Bills To:**
New Owner

Davidson County DEEDWARR
Recvd: 09/07/07 09:43 2 pgs
Fees:13.00 Taxes:343.73
20070907-0107453

**New Owner is:**
Kacy L. Darnell
460 Claircrest Drive
Nashville, TN 37013

MAP: 162-01-0B

PARCEL: 065.00

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Bill Fowler and wife, Beth Fowler f/k/a K. Beth Thomas**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Kacy L. Darnell, unmarried**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **460 Claircrest Drive, Nashville, TN 37013**

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of Phase I, Clairmont Subdivision, of record in Plat Book 6200, page 393, amended in Plat Book 6050, page 286, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to K. Beth Thomas, by Warranty Deed from Ruth Joan Harrah, unmarried, dated 8-28-03 and recorded 9-15-03 in Instrument No. 20030915-0135044, Register's Office for Davidson County, Tennessee. K. Beth Thomas having since married and now known as Beth Fowler.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

**Sellers Initials**

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and

that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this the 31st day of August, 2007.

GRANTOR(S):

**BILL FOWLER**

**BETH FOWLER f/k/a K. Beth Thomas**

**ACKNOWLEDGEMENT**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Bill Fowler and wife Beth Fowler**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the this the 31st day of August, 2007.

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

**NOTARY PUBLIC**
My Commission Expires:

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

The actual consideration or value, whichever is greater, for this transfer is **$92,900.00**.

**AFFIANT**

**SWORN TO** and subscribed before me this the 31st day of August, 2007.

**NOTARY PUBLIC**
My commission expires: 4/20/2009