File No. 271100311

20B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/03/07 10:42 2 pgs
Fees:13.00 Taxes:721.50

20071203-0139651

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$195,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: 8/23/2011

DANIEL WISCHHOF NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
AmTitle & Escrow
Daniel L. Wischhof, Attorney at Law
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Olena Burnham	Mortgage Lenders of America, LLC	Map 24 Parcel 97.00
(NAME) **1516 Campbell Rd.**	(NAME) 8400 W. 110th Street	
(ADDRESS) **Goodlettsville, TN 37072**	(ADDRESS) Overland Park, KS 66210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE,

Larry W. Fowler and Johnnie M. Fowler, Both Unmarried,

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Olena Burnham, Married

HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land in the 10th Civil District of Davidson County, Tennessee, and described according to surveys made by Geo. Watlins, Surveyor, dated July 31, 1957, and by Arbo Engineering Co., dated April 3, 1965, as follows:

Beginning at a point in the center of Campbell Road, said point being located North 30° West 481.6 feet from the Southwesterly corner of the property conveyed to Bernice L. Martin by deed from Muncie Martin and wife, of record in Book 2695, Page 139, Register's Office for said County; thence with the center of said Road, North 30° West 286.4 feet to a point; thence leaving said Road, North 60° East, crossing a drain, 622.1 feet to an iron pin; thence with a fence, South 12° East 301.2 feet to an iron pin; thence South 60° West 529.9 feet to the point of beginning.

Being the same property conveyed to Larry W. Fowler and wife, Johnnie M. Fowler by Warranty Deed dated October 21, 1985, from Elmer Douglas Martin and wife, Ruth Head Martin, of record in Book 6688, Page 216, and re-recorded in Book 8157, Page 322, Register's Office for Davidson County, Tennessee. Said parties having since divorced as of November 7, 2007 pursuant to the Final Decree of Divorce styled Johnnie M. Fowler v. Larry W. Fowler, Docket No. 05D-1275 in the Fourth Circuit Court for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2008, and subsequent years, easement and restrictive covenants of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as **1516 Campbell Rd., Goodlettsville, TN 37072**
(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 GRANTEE(S), HIS 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), HIS 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 hands this 30th day of November, 2007.

Larry W. Fowler

Johnnie M. Fowler

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Larry W. Fowler and Johnnie M. Fowler, Both Unmarried, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 30th day of November, 2007.

Commission expires: August 23, 2011

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Daniel L. Wischhof Notary Public

File Number: 271100311

RETURN TO:

AmTitle & Escrow
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072