BILL GARRETT, Davidson County
Trans:T20090035151 DEEDWARR
Recvd: 05/28/09 13:41 2 pgs
Fees:13.00 Taxes:806.60

20090528-0049097

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
2212 8th Ave South
Nashville, TN 37204
Telephone: 615-661-8099
File No. 09-2151

Property Address: 1608 Branch Street, Nashville, TN 37216

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Christian Properties Inc**, existing under the laws of Tennessee, hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto **Joel Fowler and and his wife, Amanda Fowler, as Joint Tenants, and not as tenants in common, their assigns, the survivor of them and the survivor's personal representatives and assigns** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Being Lot no 5 on the Plan of the Resubdivision of Lot No. 5 and 6 on the Map of James Cobb's Subdivision of Lot No. 15 Maxey's Addition to Brownsville as of record in Plat Book 161, page 78, Register's office for Davidson County Tennessee amended of record in Book 6200, page 763, said register's office, to which plat reference is hereby made for a more specific description.
Being the same property conveyed to Christian Properties Inc. by warranty Deed fro CMF Development LLC of record in Instrument # 20080502-0045333, dated April 30, 2008, and filed for record May 2, 2008, Register's office for Davidson County Tennessee.

Also being the same property conveyed to CMF Development LLC by Warranty Deed from Gerline Yokley of record in Book 20070717, page 0085120, dated 07/12/2007, and filed for record, 7/12/2007 Register's office for Davidson County Tennessee.

This improved property is also known as 1608 Branch Street Nashville, TN 37216

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a general warranty deed from CMF Development LLC, dated April 30, 2008, and recorded May 2, 2008, in the Register of Deeds for the County of Davidson, as Document No. 20080502-0045333.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors, successors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2009 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

WITNESS Grantor's hand this 22nd day of May, 2009.

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

CHRISTIAN PROPERTIES INC

By: Van E. Christian II, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 22nd day of May, 2009, before me, **Van E. Christian II,** the undersigned officer, personally appeared of Christian Properties INC, and being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself/herself as President.

Notary Public
My Commission expires: 1-23-2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $218,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant:

Subscribed and sworn to before me this 22 day of May, 2009.

Notary Public
My Commission expires: 1-23-2011

ADDRESS of New Owners →
Person or Agency responsible for taxes:

Joel Fowler and Amanda Fowler
1608 Branch Street
Nashville, TN 37216

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds