BILL GARRETT, Davidson County
Trans:T20100013770 DEEDWARR
Recvd: 03/08/10 13:58 3 pgs
Fees:18.00 Taxes:177.60
20100308-0017754

This Instrument Prepared By:
Rebecca T. Garland, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Jason Fowler
7021 Red Apple Road
Antioch, TN 37013

SEND TAX BILL TO:
Owner

MORTGAGEE:
Reliant Bank
1736 Carothers Parkway, Suite 100
Brentwood, TN 37027

MAP 81-11
GROUP
PARCEL 225

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **James Thorpe and David Childers, both married persons, joined by Renee Thorpe and Laura Childers** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Jason Fowler**, hereinafter called the GRANTEE, his 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 the westerly 50 feet of Lot No. 363 on McGavock, Wetmore and Others' Plan of Lots in the 2nd Addition to Nashville, called the Town of McGavock, of record in Plat Book 21, page 41, Register's Office for said county, Tennessee.

Said part of said lots front 50 feet on the northerly side of Century Street, formerly Short Street and runs back between parallel lines with the westerly margin of 17th Avenue North, formerly James Street, 100 feet to a dead line.

Being the same property conveyed to James Thorpe and David Childers, both married persons by deed dated from Countrywide Home Loans Servicing LP for the benefit of HSBC Bank USA, N.A. dated January 8, 2009 of record in Instrument no. 20090302-0018241, Register's Office for Davidson County, Tennessee.

Renee Thorpe, spouse of James Thorpe and Laura Childers, spouse of David Childers, join in this instrument to convey any and all right they may have; especially their marital right.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2010 and subsequent years.

This is **improved** property known as **1620 Century Drive, Nashville, Tennessee 37208.**

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, his heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and 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 our hands this the **18th** day of **February, 2010.**

James Thorpe, by David Childers, as attorney-in-fact

David Childers

Renee Thorpe, by David Childers, as Attorney in Fact

Laura Childers, by David Childers, as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **David Childers,** with whom I am personally acquainted and who acknowledged he executed the within Warranty Deed for the purposes therein contained and he further acknowledged that he is the Attorney in fact for **James Thorpe, Renee Thorpe and Laura Childers**, and that as said Attorney in Fact he executed the within Warranty Deed for the purposes therein contained by signing the names of **James Thorpe, Renee Thorpe and Laura Childers** as their free act and deed.

WITNESS my hand and official seal this 18th day of February, 2010.

Rebecca T. Garland
NOTARY PUBLIC

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5/6/2013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is ~~$48,000~~.00.

AFFIANT

Subscribed and sworn to before me on this 18th day
of February, 2010.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 5/6/2013

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.