BILL GARRETT, Davidson County
Trans:T20100048997 DEEDWARR
Recvd: 08/09/10 10:51 2 pgs
Fees:13.00 Taxes:704.48

20100809-0062602

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,400.00

Affiant

Subscribed and sworn to before me, this 6th DAY OF August, 2010.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 11-22-10

R-VRES-10-4205

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sheila F. McCall	MIG	
4205 Utah Avenue #A (ADDRESS)	8320 E. Walker Springs Lane (NAME) (ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Knoxville, TN 37923 (CITY) (STATE) (ZIP)	103-4-A-1.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SARAH E. FOWLER, AS ADMINSTRATOR AND DEVISEE; AND ERIC FOWLER, DEVISEE, OF THE ESTATE OF JOYCE E. FIELD, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SHEILA F. MCCALL , UNMARRIED WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT A, 4205 UTAH CONDOMINIUMS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 332, PAGE 61, THEN AMENDED IN PLAT BOOK 8250, PAGE 935, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN BOOK 10972, PAGE 82, AND THEN AMENDED IN BOOK 11023, PAGE 138, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO JOYCE FIELD FOWLER BY QUIT CLAIM DEED FROM WILLIAM R. FOWLER, JR., NOW A SINGLE PERSON, AS RECORDED ON THE 27TH DAY OF DECEMBER, 2002 IN INSTRUMENT NO. 20021227-0159608 AND WARRANTY DEED TO WILLIAM R. FOWLER, JR. FROM CAPPS PROPERTIES, LLC, A TENNESSEE LIMITED LIABILTY COMPANY AS RECORDED ON THE 16TH DAY OF SEPTEMBER 1998 IN BOOK 11114, PAGE 879, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

JOYCE E. FIELD, BEING ONE IN THE SAME AS JOYCE FIELD FOWLER, HAVING SINCE PASSED INTESTATE ON JANUARY 2, 2010, LEAVING SARAH E. FOWLER AND ERIC FOWLER AS THE ONLY HEIRS-AT-LAW AS SET FORTH IN DOCKET NO. 10P-97, THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, PROBATE DIVISION.

THIS CONVEYANCE IS SUBJECT TO A) 2010 PROPERTY TAXES; B) INSTRUMENTS OF RECORD IN BOOK 332, PAGE 61; BOOK 8250, PAGE 935; BOOK 10972, PAGE 113; BOOK 11021, PAGE 658; BOOK 10972, PAGE 82; BOOK 11023, PAGE 138; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

Power of Attorney in Instrument #20100809-0062602, Register's Office said County.

unimproved ( )

This is improved (X) property, known as 4205 Utah Avenue #A, Nashville, Tennessee 37209
(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), their 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), 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.

Witness my/our hand(s) this 6th day of August, 2010.

The Estate of Joyce E. Field

BY: _____, Administratrix
Sarah E. Fowler, Administrator

BY: _____
Sarah E. ~~Folwer~~ Fowler, Heir-at-Law

BY: Eric Fowler by Sarah E. Fowler as Attorney-in-Fact
Eric Fowler, Heir-at-Law, by Sarah E. Fowler as Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared SARAH E. FOWLER to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ERIC FOWLER, and who acknowledged he/she/they executed the same as the free act and deed of the said ERIC FOWLER.

Witness my hand and official seal, this the 6th day of August, 2010.

_____
Notary Public

My Commission Expires: 1/9/2012

CARA MONFORTE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2012

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared SARAH FOWLER, INDIVIDUALLY AND AS ADMINSTRATOR OF THE ESTATE OF JOYCE E. FIELD, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 6th day of August, 2010.

_____
Notary Public

My Commission Expires: 1/9/2012

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903

CARA MONFORTE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2012