BILL GARRETT, Davidson County
Trans:T20110010458 DEEDWARR
Recvd: 02/18/11 15:39 2 pgs
Fees:13.00 Taxes:777.00

20110218-0014079

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
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Nashville, Tennessee 37211
TN BPR # 11639
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brianpaynelaw@comcast.net

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $210,000.00.

Heather Renee Fowler, Affiant

Subscribed and sworn to before me, this 15th day of February, 2011.

Brian Lavoy Payne, Notary Public
My commission expires: 11/23/14

BRIAN LAVOY PAYNE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Heather Renee Fowler 504 Baxter Lane Nashville, Tennessee 37220	New Owner	16008000030

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Martha Parker Davis, surviving tenant by the entirety and widow of William Bradley Davis, Jr. deceased,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Heather Renee Fowler, an unmarried woman, and Kelly Greene, an unmarried woman, as joint tenants with right of survivorship,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in the 6th Civil District of Davidson County, Tennessee, being Lot 4 on the Plan of Broadwell Acres, of record in Book 2663, Page 118, Register's Office for said County.

Said Lot fronts 173.4 feet on the north side of Baxter Lane and runs back 335 feet on the west line and 241 feet on the east line to a dead line on which it measures 156 feet.

Being the same property conveyed to William B. Davis and wife, Frances M. Davis by Raleigh T. Blanks and wife, Mildred B. Blanks, by deed of record in Book 2927, Page 405, Davidson County Register of Deeds.

Further being the same property conveyed to William B. Davis, Jr. by quitclaim deed from William B. Davis and wife, Frances M. Davis of record in Book 9141, Page 925 in said Register's Office.

Further being the same property conveyed to William Bradley Davis, Jr. and wife, Martha Parker Davis, as tenants by the entirely by quitclaim deed dated March 2, 1998, and recorded March 16, 1998 in Book 10839, Page 326. William Bradley Davis, Jr. has since died leaving Martha Parker Davis as the surviving tenant in title.

This is improved property known as 305 Baxter Lane, Nashville, Tennessee 37220.

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, her heirs, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 18th day of February, 2011.

Martha Parker Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Martha Parker Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, Tennessee, this 18th day of February, 2011.

Brian Lavoy Payne, Notary Public

BRIAN LAVOY PAYNE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

My Commission expires 11/23/14