BILL GARRETT, Davidson County
Trans:T20110066712 DEEDWARR
Recvd: 10/25/11 11:15 2 pgs
Fees:13.00 Taxes:484.70

20111025-0082946

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$131,000.00
Jerry H Fowler
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
21st DAY OF October, 2011.
Donna C. Pionk
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 1-9-2012
(AFFIX SEAL)

DONNA C. PIONK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: JANUARY 9, 2012

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry H. & Kathy J. Fowler 5064 Smith Springs Parkway Antioch, TN 37013	Wells Fargo Bank,N.A. 10401 Deerwood Park Blvd. Jacksonville, FL 32256	Map & Parcel 151090B12100CO

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Ryan Sanford and wife, Lee Anne Sanford

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Jerry H. Fowler and wife, Kathy J. Fowler

Hereinafter called the grantees, their 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 Lot 118 on the plan of Lakeside Cove at Percy Priest, Phase 2, of record in Instrument Number 20051102-0132676, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Ryan Sanford and wife, Lee Anne Sanford by Deed from Centex Homes, a Nevada General Partnership dated October 27, 2006 of record in Instrument Number 20061031-0134822, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) Property is subject to all matters affecting said premises as contained in Plat Instrument Number 20051102-0132676, Register's Office for Davidson County, Tennessee.
2) Property is subject to Lakeside Cove at Percy Priest, Phase 2, a Planned Unit Development, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Instrument Number 20041105-0133677, Register's Office for Davidson County, Tennessee.
3) Property is subject to easement for Water Mains & Appurtenance's to Metro Government in Book 8175, Page 783, said Register's Office.
4) Property is subject to easement for sewer/storm drainage to Metro Government in Instrument No. 20020212-0018699, said Register's Office.
5) Property is subject to easement for transmission lines to USA in Book 4428, page 571 and Book 2336, Page 614, said Register's Office.
6) Property is subject to a Stormwater Detention Agreement in Instrument No. 20050419—0043678, said Register's Office.
7) Property is subject to Maintenance Agreement in Instrument No. 20050419-0043678, said Register's office.
8) 2012 taxes and subsequent years.
9) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **5064 Smith Springs Parkway, Antioch, TN 37013**
(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 GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 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 our hand(s) this 21st day of October, 2011.

Ryan Sanford

Lee Anne Sanford

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Ryan Sanford and wife, Lee Anne Sanford, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21 day of October, 2011.

Donna C. Pioli
NOTARY PUBLIC

My Commission Expires: 1-9-2012

DONNA C. PIOLI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: JANUARY 9, 2012

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076