Return:

Bell Title
1616 Westgate Circle
Brentwood,TN 37027

# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120053149 DEEDWARR
Recvd: 07/19/12 09:40 2 pgs
Fees:13.00 Taxes:740.00

20120719-0063458

R-BR-12-760

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

Subscribed and sworn to before me, this 13th DAY OF July, 2012.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN.

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 |
|---|---|---|
| Ashley Fowler | New Owner (NAME) | May 5, 2015 |
| 760 Wedgewood Park Unit 208 (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37203 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | 105-10-0-C-208.00C0 |

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, I/we WENDY L. KNOWLTON, FKA WENDY L. WISER, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ASHLEY FOWLER AND MICHAEL FOWLER AND CYNTHIA FOWLER, 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:

A CERTAIN CONDOMINIUM UNIT LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 208 OF WEDGEWOOD PARK, A CONDOMINIUM, AS SET FORTH IN THE MASTER DEED ESTABLISHING WEDGEWOOD PARK OF RECORD AS INSTRUMENT NO. 20050510-0052804, AS AMENDED BY INSTRUMENT NO. 20060216-0019060, 200602280022838, 200608250105391, 200707310090822, 200912210116044 AND 201103290024200 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, UNDER THE PROVISIONS OF TENNESSEE CODE ANNOTATED, TITLE 66, CHAPTER 27, SECTION 101, ET SEQ., AS AMENDED, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS SHOWN ON EXHIBIT "E 3" OF SAID MASTER DEED, AS AMENDED; SAID UNIT 208 ALSO BEING SHOWN AS PART OF EXHIBITS "E 1" AND "E 2" OF SAID MASTER DEED, AS AMENDED.

BEING THE SAME PROPERTY CONVEYED TO WENDY L. WISER, UNMARRIED BY DEED FROM NEW URBAN VILLAGE DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY OF RECORD IN INSTRUMENT 200602240021826, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED FEBRUARY 23, 2006. THE SAID WENDY L. WISER IS NOW KNOWN AS WENDY WISER KNOWLTON.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT; ASSUMED BY GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN INSTRUMENT NUMBER 200505100052804; INSTRUMENT 200602160019060; INSTRUMENT 200602280022838; INSTRUMENT 200608250105391; INSTRUMENT 200707310090822, INSTRUMENT 200912210116044; INSTRUMENT 201103290024200; INSTRUMENT 200505240058684; INSTRUMENT 200505100052804; INSTRUMENT 200503210030406; INSTRUMENT 200504060037548; INSTRUMENT 201106270048884; INSTRUMENT 200707300090189; INSTRUMENT 200812050118096; SAID REGISTER'S OFFICE; C) URBAN ZONING OVERLAY OF RECORD AS METRO ORDINANCE NO. BL2000-364 MADE APPLICABLE BY ORDINANCE NO. BL-2000-476 OF RECORD IN THE METROPOLITAN CLERK'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND D) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

THE SAID RICHARD KNOWLTON JOINS HEREIN TO CONVEY ANY AND ALL MARITAL INTEREST HE MAY HAVE IN THE SUBJECT PROPERTY.

unimproved ( )
This is improved ( X ) property, known as 760 Wedgewood Park Unit 208, Nashville, Tennessee 37203
(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 13 day of July, 2012.

Wendy L. Knowlton by John Gleaves as Attorney in Fact

Richard Knowlton by John Gleaves as Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared JOHN GLEAVES 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 Wendy L. Knowlton and Richard Knowlton and who acknowledged he/she/they executed the same as the free act and deed of the said Wendy L. Knowlton and Richard Knowlton.

Witness my hand and official seal, this the 13th day of July, 2012.

Notary Public
My Commission Expires: 5/20/14

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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