THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203-A** **Nashville, TN 37215** **CRT File No. 12112356**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 26th day of February, 2013. Notary Public My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

QUITCLAIM DEED

Address New Owner: Michael J. Fowler and Danielle N. Fowler 719 Setliff Pl Nashville TN 37206	Send Tax Bills To: New Owner	Tax Information: 083-06-0-250.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Keri K. Fowler,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Michael J. Fowler and Danielle N. Fowler, Husband and Wife,** their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 29 and the northerly part of Lot No. 28 on the Plan of Olivia W. Sharpe's Addition to Nashville, as of record in Plat Book 332, Page 17, in the Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at the southeast corner of Setliff Place and Seymour Avenue, being the northwest corner of Lot No. 29; thence with the easterly margin of Setliff Place southwardly 90 feet; thence eastwardly 238 feet, more or less, to the westerly margin of an alley; thence with the westerly margin of said alley, northwardly 68 feet to the southerly margin of Seymour Avenue; thence with southerly margin of said Avenue westwardly 229-1/2 feet to the point of beginning. Being the same property conveyed to Michael J. Fowler and wife, Keri K. Fowler, by Deed from Charles Bishop of record at Instrument No. 20050323-0031694, Register's Office for Davidson County, Tennessee, dated March 18, 2005 and recorded on March 23, 2005.

Michael Fowler and Michael J. Fowler being one and the same person.

Keri K. Fowler and Keri K. Kozlowski being one and the same person.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by this Commitment.

If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.

Subject to all matters shown on the Plan of record in Plat Book 332, Page 17, Register's Office for Davidson County, Tennessee.

Easement for a storm drainage ditch of record in Book 3504, Page 396, in the Register's Office for Davidson County, Tennessee.

Easement for storm sewers of record in Book 1449, Page 49, in the Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20130018855 DEEDQC
Recvd: 03/07/13 14:40 2 pgs
Fees:12.00 Taxes:0.00
20130307-0022981

This is improved property located at 719 Setliff Pl, Nashville TN 37206

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of February, 2013.

Keri K. Kozlowski
Formerly known as Keri K. Fowler

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Keri K. Kozlowski, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 26th day of February, 2013.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014