THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 13030042**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $185,000.00. Affiant Subscribed and sworn to before me, this 15th day of April, 2013. Notary Public My Commission Expires:

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

WARRANTY DEED

Address New Owner: Grant Garner 1301 Overton St Old Hickory TN 37138	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 05303022300

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jeremy Fowler and Lara Fowler, Husband and Wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Grant Garner and Lois Suzanne Garner, joint tenants with right of survivorship** ("Grantees"), its 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 part of Lot No. 134, Section B, Village of Old Hickory, of record in Book 1424, Page 67, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the Easterly margin of Overton Street, the common front corners of Lots 134 and 138 on said plan; thence with said margin of said street, Northwardly 54.2 feet to a concrete monument at beginning of a curve having a radius of 10 feet; thence around said curve Southeastwardly 15.7 feet to a concrete monument in the Southerly margin of Thirteenth Street; thence with said margin of said street, Eastwardly 102.5 feet to a concrete monument at the beginning of a curve having a radius of 10 feet; thence around said curve, Southeastwardly 13.8 feet to a concrete monument in the Westerly margin of Riverside Road; thence with said margin of said road Southeastwardly 62.8 feet to a point; thence Southwestwardly 50.5 feet to a point in the East or rear line of Lot No. 138; thence with the rear lines of Lots 134 and 138, Northwardly 19 feet to a point, the Northeast corner of Lot No. 138; thence with the North line of Lot 138 and the South line of Lot 134, Westwardly 91.7 feet to the point of beginning.

Being the same property conveyed to Jeremy Fowler and wife, Lara Fowler by Warranty Deed from Keith E. Coke, unmarried, recorded on the 13th day of May, 2003 in Instrument No. 20030513-0064077, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

BILL GARRETT, Davidson County
Trans:T20130030867 DEEDWARR
Recvd: 04/16/13 09:10 2 pgs
Fees:13.00 Taxes:684.50
20130416-0037507

This is improved property located at 1301 Overton St Old Hickory, TN 37138.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 15th day of April, 2013.

Jeremy Fowler

Lara Fowler

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeremy Fowler and Lara Fowler, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of April, 2013.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 9, 2014