Return to:

Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130044185 DEEDWARR
Recvd: 05/28/13 13:04 3 pgs
Fees:18.00 Taxes:469.53

20130528-0053491

File No.: AGL-13-23

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF MAY, 2013.

Notary Public

MY COMMISSION EXPIRES: 6/15/14
(AFFIX SEAL)

CONNIE J BUCHANAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth Fowlkes and Nevelin M. Fowlkes	New Owner Property address	108-15-0-A 026.00 CO
(NAME)	(NAME)	
237 Woodmaker Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **ROBERT AGGEN, PERSONAL REPRESENTATIVE/EXECUTOR OF ESTATE OF ELIZABETH L. CANNOY, JOINED BY CATHY AGGEN, LAURA GREEN, AND PAMELA KELLE, COLLECTIVELY THE HEIRS UNDER THE LAST WILL AND TESTAMENT OF ELIZABETH L. CANNOY,** herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **KENNETH FOWLKES AND WIFE, NEVELIN M. FOWLKES**, 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:

Land in Davidson County, Tennessee, being Lot No. 26, on the plan of PERCY PRIEST WOODS SUBDIVISION, REVISION OF CHESWICKE PARK P.U.D., of record in Plat Book 9700, Page 384, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Elizabeth L. Cannoy by Warranty Deed from Gus Awali, a married person and wife Tammy Awali, dated July 31, 2002, of record in Instrument No. 20020807-0095194, in the Register's Office of Davidson County, Tennessee.

Elizabeth L. Cannoy died on died October 25, 2012, leaving subject property bequeathed to her children, Cathy Aggen, Pamela Kelle and Lara Green by Last Will and Testament filed in the Seventh Circuit Court of Davidson County Tennessee, Docket No. 12P1853.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 237 Woodmaker Court, Nashville, TN 37214
(House Number) (Street) (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 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 ~~20th~~ * see signature lines day of May, 2013.

Estate of Elizabeth L. Cannoy

BY: Robert Aggen 5/21/2013
Robert Aggen
Personal Representative/Executor

HEIRS of Elizabeth L. Cannoy:

Cathy Aggen 5/21/2013
Cathy Aggen

Laura Green 5/20/13
Laura Green

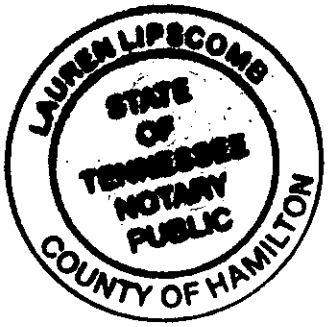
Pamela Kelle 5/16/2013
Pamela Kelle

STATE OF Tennessee
COUNTY OF Hamilton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Pamela Kelle, the within named 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, this the 16th day of May, 2013.

Notary Public
My Commission Expires: 10/10/2016

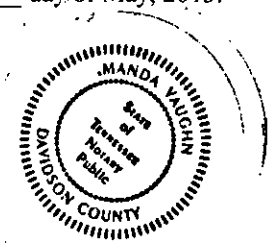


STATE OF Tennessee
COUNTY OF Davidson

On this the 21st day of May, 2013, before me personally appeared Robert Aggen, Personal Representative/Executor of the Estate of Elizabeth L. Cannoy, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

Witness my hand and official seal, this the 21st day of May, 2013.

Amanda Vaughn
Notary Public
My Commission Expires: 08/23/2016

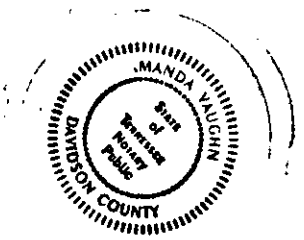


STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cathy Aggen, the within named 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, this the 21st day of May, 2013.

Amanda Vaughn
Notary Public
My Commission Expires: 08/23/2016

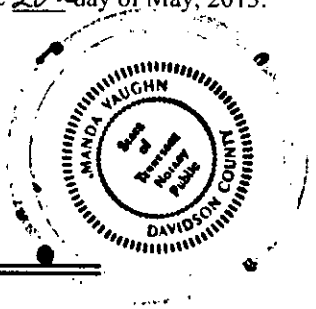


STATE OF Tennessee
COUNTY OF ~~Davidson~~ Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Laura Green, the within named 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, this the 20th day of May, 2013.

Amanda Vaughn
Notary Public
My Commission Expires: 08/23/2016



~~RETURN TO:~~

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171