

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Douglas Cullum
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.
May 30, 2013

Notary Public

MY COMMISSION EXPIRES: 11/24/13
(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas Cullum		16-5-14
(NAME)	(NAME)	
5349 Forest Acres Drive	NEW OWNER	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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,

JULIA CATHELL AS CONSERVATOR FOR MARY E. FOWLER,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DOUGLAS CULLUM,

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:

Being Lot No. 87 on the Plat of Oak Hill Estates, Section 2, of record in Plat Book 4460, pages 36, 37 and 38, Register's Office for said County

Said Lot No. 87 fronts 215 feet on the westerly margin of Forest Acres Drive and extends back 401.46 feet on the northerly line, and 321.74 feet on the southerly line, to a line on the rear on which it measures 167.98 feet.

Being the same property conveyed to Donald L. Fowler and wife, Mary E. Fowler by Warranty Deed from Downey Construction Company, a partnership, recorded on June 3, 1976, of record in Book 5032, Page 101, Register's Office for Davidson County, Tennessee. The said Donald L. Fowler having since died on January 24, 2013 vesting the property in Mary E. Fowler as the sole surviving spouse. Julia Cathell having since been appointed as conservator over Mary E. Fowler, by Order of the Davidson County Probate Court Docket No. 12P-1861. The said Court having further Ordered the sale of the subject property.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

BILL GARRETT, Davidson County
Trans:T20130045357 DEEDWARR
Recvd: 05/31/13 10:26 2 pgs
Fees:13.00 Taxes:573.50



20130531-0054946

unimproved ☐

This is improved ☒ property, known as 5404 Forest Acres Dr., Nashville, TN 37204

(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 hands this. May 28, 2013

Conservatorship Estate of Mary Fowler
By: Julia Cathell
Julia Cathell

STATE OF Illinois
COUNTY OF RANDOLPH

Personally appeared before me, the undersigned, a notary public in and for said State and County, **Julia Cathell**, the bargainor(s), 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 acting as the Conservator(s) of the Estate of Mary E. Fowler, a conservatorship, with the authority to transfer and convey by herself as Conservator(s) of the said Estate of Mary E. Fowler, a conservatorship.

Witness my hand and official seal at on this May 29, 2013

Commission expires: 6-13-2017

Patricia L Krause
Notary Public

"OFFICIAL SEAL"
PATRICIA L. KRAUSE
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 6/13/2017