WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130061633 DEEDWARR
Recvd: 07/19/13 09:31 2 pgs
Fees:13.00 Taxes:517.63

20130719-0074778

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $139,900.00.

Affiant

Subscribed and sworn to me on July 15, 2013.

NOTARY PUBLIC My Commission expires: 3/2017

JENNY GOSLIN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #26454SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Billie Joe Fowler Mary A. Fowler 7008 Bonnamere Drive Hermitage, TN 37076	Churchill Mortgage Corporation 761 Old Hickory Blvd Suite 400 Brentwood, TN 37027	074-08-021.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Thomas R. Bruce, an unmarried person, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Billie Joe Fowler and wife, Mary A. Fowler, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 810 on the Plan of Hermitage Hills, Section 7, of record in Plat Book 3300, pages 62 and 63,as amended in Book 5275, Page 444, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Thomas R. Bruce, unmarried, by Deed from James Moss and wife, Kimberly Moss, recorded as Instrument No. 20080603-0056721 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2013 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.
3. Subject to matters shown on Plan of Hermitage Hills, Section 7, recorded in Plat Book 3300, pages 62 and 63, amended of record in Book 5275, page 444, in the Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 7008 Bonnamere Drive, Hermitage, TN 37076.

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 GRANTOR does covenant with the said GRANTEES that they 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 GRANTOR does further covenant and bind themselves, their heirs and assigns, 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 on May 31, 2013.

Thomas R. Bruce

Thomas R. Bruce

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On May 31, 2013, before me personally appeared Thomas R. Bruce 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 acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on July 15, 2013.

Todd Bricker

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Todd A. Bricker
My Commission Expires
March 3, 2014
STATE OF TENNESSEE