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| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter & Patterson**<br>**An Association of Attorneys**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br><br>~~**Record & Return To:**~~<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 31560-12-2013** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br><br>The actual consideration or value, whichever is greater, for this transfer is: $527,500.00.<br><br>Affiant<br><br>Subscribed and sworn to before me this 24th day of January, 2014.<br><br>Notary Public<br><br>My Commission Expires: My Commission Expires MAY 3, 2016 |

# WARRANTY DEED

| | | |
|---|---|---|
| **Address New Owner:**<br>Beth K. Watkins, Scott C. Watkins<br>719 Setliff Pace<br>Nashville | **Send Tax Bills To:**<br>New Owner | **Tax Information:**<br>Map and Parcel No.:<br>083 060 25000 |

**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, **Michael J. Fowler and wife, Danielle N. Fowler**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Scott C. Watkins and wife, Beth K. Watkins** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 719 Setliff Pace, Nashville, 37206

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

BILL GARRETT, Davidson County
Trans: T20140006976 DEEDWARR
Recvd: 01/30/14 12:22 3 pgs
Fees: 18.00 Taxes: 1951.75
20140130-0008429

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 24th day of January, 2014.

Michael J. Fowler

Danielle N. Fowler

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Michael J. Fowler and Danielle N. Fowler**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of January, 2014.

My Commission Expires:

CHARLES E. WEATHERS, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

Notary Public

**Return to:**
**Foundation Title and Escrow, LLC.**
**2672 N. Mt. Juliet Rd.**
**Mt. Juliet, TN 37122**

# EXHIBIT "A"

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 Book 332, page 17, Register's Office for said County, 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 dated March 18, 2005, from Charles Bishop, unmarried, of record in Instrument No. 20050323-0031694, Register's Office for Davidson County, Tennessee. The parties having divorced. By quitclaim deed dated February 26, 2013, Keri K. Fowler, also known as Keri K. Kozlowski, conveyed her interest in subject property to Michael J. Fowler and wife, Danielle N. Fowler.

This conveyance is made subject to:

1. Taxes for the year 2014, a lien, but not yet due and payable. Map and Parcel No. 083 060 25000.
2. All matters appearing on the Plan of record as Book 332, page 17, Register's Office for Davidson County, Tennessee.
3. Easement for storm drainage ditch of record in Book 3504, page 396, Register's Office for Davidson County, Tennessee.
4. Easement for storm sewers of record in Book 1449, page 49, Register's Office for Davidson County, Tennessee.

**Return to:**
**Foundation Title and Escrow, LLC.**
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