THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13120095** RACHEL NEAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 3, 2017	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $307,500.00. Affiant Subscribed and sworn to before me, this7th day of February, 2014. Notary Public My Commission Expires: ____

BILL GARRETT, Davidson County
Trans:T20140009474 DEEDWARR
Recvd: 02/10/14 13:34 2 pgs
Fees:13.00 Taxes:1137.75
20140210-0011600

WARRANTY DEED

Address New Owner: Charles B. Fowler 7740 Old Harding Pike Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 15600007000

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, **David M. Thoni, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Charles B. Fowler, an unmarried man** ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in the 35th Councilmanic District of Nashville, Davidson County, Tennessee, being Parcel Number 70 on Davidson County Property Map 156 and being more particularly described as follows:

Beginning at a point on the Westerly right-of-way of Old Harding Pike, being the Southeast corner of proposed Lot 1 of Towne Hill Subdivision; thence, following said right-of-way South 04 deg. 50 min. 34 sec. East 172.41 feet to an iron rod at the end of a rock wall, being the Northeast corner of the property conveyed to Albert J. Krietner as of record in Deed Book 8686, Page 74, Register's Office for Davidson County, Tennessee; thence leaving said right-of-way and following the Northerly boundary of said Kreitner property South 88 deg. 46 min. 14 sec. West 575.04 feet to an iron rod in a fence corner, being the Southeast corner of Poplar Creek Estates-Section One, as of record in Plat Book 6250, Page 647, Register's Office for Davidson County, Tennessee; thence, following said Poplar Creek Estates Easterly boundary North 13 deg. 27 min. 76 sec. East 289.36 feet to a concrete monument (old); thence South 89 deg. 59 min. 52 sec. East 254.32 feet to a point; thence, North 88 deg. 57 min 51 sec. East 184.02 feet to a point; thence, South 86 deg. 50 min. 28 sec. East 30.99 feet to a point, being the Northwest corner of the aforementioned proposed Lot 1; thence, following the Westerly boundary of said Lot 1, South 04 deg. 50 min. 34 sec. West 111.91 feet to a point; thence, following the Southerly boundary of said Lot 1, North 85 deg. 09 min. 26 sec. East 149.53 feet to the point of beginning.

Containing 149,481 square feet or 3.43 acres.

Also included in this conveyance is an ingress/egress access easement across the future development property for the use and benefit of proposed Lot 1, being 35 feet wide and parallel to the Southerly bound of said Lot 1 and extending 100 feet from the Westerly right-of-way of Old Harding Pike.

Being the same property conveyed to David M. Thoni by Warranty Deed from David H. Carr, recorded on the 15th day of February, 2007 in Instrument No. 20070215-0019334, 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 2014 and thereafter, not yet due and payable.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 7316, Page 516.

Ingress/Egress Easement recorded in Book 6634, Page 652.

Easement to Harpeth Valley Utilities District recorded in Book 6613, Page 533.

Agreement for Dedication of Public Utilities District recorded in Book 11314, Page 443.

The said property was not the marital residence of the Grantor.

This is improved property located at 7740 Old Harding Pike Nashville TN 37221.

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 6 day of February, 2014.

David M. Thoni

CHARLOTTE S. WILSON
Notary Public
Commonwealth of Virginia
247418
My Commission Expires Aug 31, 2017

STATE OF VIRGINIA)
COUNTY OF Richmond)

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

Witness my hand, at office, this 6 day of February, 2014.

Notary Public

My Commission Expires: August 31, 2017