THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North, Third Floor
P.O. Box 198985
Nashville, TN 37219-8985
(615) 256-9999

BILL GARRETT, Davidson County
Trans:T20140013126 DEEDWARR
Recvd: 02/25/14 12:49 3 pgs
Fees:18.00 Taxes:2578.90
20140225-0016109

STATE OF TENNESSEE]
COUNTY OF DAVIDSON *]*

The actual consideration or value, whichever is greater, for this transfer is $ 697,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th *DAY OF* February, *20* 14.

Notary Public

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 10/18/2016

Name and Address of New Owner:
Christopher B. Fowler
Katherine T. Fowler
1712 Stokes Lane
Nashville, TN 37215

Send Tax Bills To:
Farmington Bank
2002 Richard Jones Road, Suite 300A
Nashville, TN 37215

Street Address of Subject Property:	**Map and Parcel:**
1712 Stokes Lane Nashville, TN 37215	117-7-060

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **David F. Kern and spouse, Melissa M. McGuire,** hereinafter called "**GRANTORS,**" have bargained and sold, and by these presents do transfer and convey unto Christopher B. Fowler and Katherine T. Fowler, husband and wife, hereinafter called "**GRANTEES,**" their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 16 Block A on the Map of Walter Stokes Home Place, of record in Book 974, page 92, Register's Office for Davidson County, Tennessee.

Said Lot No. 16 of Block A fronts 100 feet on the northerly margin of Stokes Lane and extends back between parallel lines 206 feet to a dead line in the rear.

Being the same property conveyed to David F. Kern and spouse, Melissa M. McGuire, by Warranty Deed from James H. Sandlin and spouse, Susan H. Sandlin, of record in Book 9791, page 527, and re-recorded in Book 9794, page 933, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1712 Stokes Lane, Nashville, TN 37215.

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

1. Metropolitan Nashville/Davidson County taxes and assessments for 2014 which have been prorated between the parties and assumed by Grantees.

2. Matters shown on Plan of record in Book 974, page 92, in the Register's Office for Davidson County, Tennessee.

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 Grantors do 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 Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title 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 18th day of February, 2014.

X _____
DAVID F. KERN

X _____
MELISSA M. McGUIRE

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **DAVID F. KERN,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office, the day and year first above written.

NICK BRUNCH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 8.23.16

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MELISSA M. McGUIRE**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office, the day and year first above written.

NICK BRUNCH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 8.23.16

F:\Rubye\TRC Relo\wd Kern McGuire to blank.doc