BILL GARRETT, Davidson County
Trans:T20150025459 DEEDWARR
Recvd: 04/07/15 09:33 2 pgs
Fees:13.00 Taxes:554.63
20150407-0030214

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Elizabeth Fowler
3413 Meadowlake Terrace
Nashville, TN 37217

MORTGAGEE
Franklin American Mortgage
501 Corporate Center Dr #400
Franklin, TN 37067

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 136-10-0
PARCEL 036.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Jennie Curran Skwara and husband, Andrew M. Skwara,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Elizabeth Fowler,*** 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:

* Single

Land in Davidson County, Tennessee, being Lot 487, Priest Lake Park, Section Seven-A, as shown on plat of record in Plat Book 5200, Page 107-109, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jennie Curran, unmarried and Andrew N. Skwara as Tenants in Common with Rights of Survivorship, Quitclaim Deed from Adam Kaneski and Jennie Curran, dated July 25, 2012 and filed of record in Instrument No. 20120726-0065806, Register's Office for Davidson County, Tennessee. Jennie Curran has since married and is nka Jennie Skwara. Andrew N. Skwara and Andrew M. Skwara are one and the same person.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 5499, Page 879; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 5200, Page 107-109, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **3413 Meadowlake Terrace Nashville, TN 37217.**

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 30th day of March, 2015.

Jennie Curran Skwara

Jennie Curran Skwara

Andrew M. Skwara

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Jennie Curran Skwara and husband, Andrew M. Skwara, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of March, 2015.

Janel L Johnson

NOTARY PUBLIC

My Commission Expires: 2/25/19

JANEL L. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $149,900.00.

emily jones

AFFIANT

Subscribed and sworn to before me this 30th day of March, 2015.

NOTARY PUBLIC

My Commission Expires: 1-18-16

CHRIS MULE'
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 1-18-2016