BILL GARRETT, Davidson County
Trans: T20150036577 DEEDWARR
Recvd: 05/12/15 10:34 2 pgs
Fees: 13.00 Taxes: 967.55
20150512-0043353

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
15-0395

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $261,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th DAY OF May, 2015

Notary Public
Commission Expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Maureen Higgins 760 Wedgewood Park #208 Nashville, TN 37203	Suntrust Mortgage 1001 Semmes Ave. Richmond, VA 23224	105-10-0-C-208.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN 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,

Ashley Fowler n/k/a Ashley F. Painther, married and Michael Fowler and wife, Cynthia Fowler

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Maureen Higgins

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:

A CERTAIN CONDOMINIUM UNIT LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 208 OF WEDGEWOOD PARK, A CONDOMINIUM, AS SET FORTH IN THE MASTER DEED ESTABLISHING WEDGEWOOD PARK OF RECORD AS INSTRUMENT NO. 20050510-0052804, AS AMENDED BY INSTRUMENT NO. 20060216-0019060, 200602280022838, 200608250105391, 200707310090822, 200912210116044 AND 201103290024200 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, UNDER THE PROVISIONS OF TENNESSEE CODE ANNOTATED, TITLE 66. CHAPTER 27, SECTION 101, ET SEQ., AS AMENDED, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS SHOWN ON EXHIBIT "E 3" OF SAID MASTER DEED, AS AMENDED; SAID UNIT 208 ALSO BEING SHOWN AS PART OF EXHIBITS "E 1" AND "E 2" OF SAID MASTER DEED, AS AMENDED.

Being the same property conveyed to Ashley Fowler and Michael Fowler and Cynthia Fowler by Warranty Deed from Wendy L. Knowlton, fka Wendy L. Wiser, Married, dated 07-13-2012 and recorded 07-19-2012 in Instrument No. 20120719-0063458, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 760 Wedgewood Park #208, Nashville, TN 37203.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 5th day of May, 2015.

Ashley F. Painther
Ashley F. Painther

Michael Fowler by Ashley F. Painther, attorney in fact
Michael Fowler
By: Ashley F. Painther, Attorney in Fact

Cynthia Fowler by Ashley F Painther, attorney in fact.
Cynthia Fowler
By: Ashley F. Painther, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ashley F. Painther** 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.

5th Witness my hand and official seal at Nashville, Tennessee this 5th day of May, 2015.

Notary Public
My Commission Expires: 1/18/16

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-18-2016

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 5th day of May, 2015, before me personally appeared Ashley F. Painther to me known to be the person who executed the foregoing instrument on behalf of Michael Fowler and Cynthia Fowler as Attorney in Fact, and who acknowledged that she executed the same as their free act and deed of said Michael Fowler and Cynthia Fowler.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of May, 2015

Notary Public

Commission Expires: 1/18/16

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-18-2016