BILL GARRETT, Davidson County
Trans:T20150043152 DEEDWARR
Recvd: 06/02/15 15:33 3 pgs
Fees:18.00 Taxes:997.15
20150602-0051392

THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY, THORNTON & BARRETT, PLC
10200 Ramsey Way
Dickson, TN 37055
CHIC 15337

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED SIXTY NINE THOUSAND FIVE HUNDRED AND 00/100 ($269,500.00) DOLLARS, cash in hand paid by JOHN M. FOWLER and DEBORAH J. FOWLER, husband and wife, receipt of which is hereby acknowledged, we, JOHN P. KELSEY and wife, HEATHER L. KELSEY, have bargained and sold, and by these presents transfer and convey unto the said JOHN M. FOWLER and DEBORAH J. FOWLER, husband and wife, their heirs and assigns, a certain tract or parcel of land as follows:

Land in Davidson County, Tennessee being Lot No. 50 on the Plan of Avondale Park, Phase 1, Section 1A of record at Instrument No. 20080226-0018937, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.

ALSO CONVEYED HEREWITH are all common rights as granted in Instrument No. 20081203-0117452, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Heather L. Kelsey and husband, John P. Kelsey by deed from Lee G. Bridges and Elizabeth M. Latty, husband and wife, dated March 26, 2013 and of record at Instrument No. 20130328-0030678, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters as shown on plat of record in Instrument No. 20080226-0018937, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to right-of-way of Nunnery Lane and Avondale Park Boulevard.

This conveyance is subject to access easement agreement at Instrument No. 20041207-0145662, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a Transmission Line Easement of record at Instrument No. 20060110-0003857, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to an Easement in favor of Harpeth Valley Utilities District, and of record in Volume 20080818-0084836, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject Deed to USA recorded in Record Book 4118, Page 694 and Book 4228, Page 635, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to an Order to TVA of record in Record Book 4273, Page 280, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to Storm Water Detention Agreement recorded at Instrument No. 20060512-0055867, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to an Inspection & Maintenance Agreement for Private Stormwater Management Facilities of record at Instrument No. 20071002-0117293, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to an easement for water line granted by Rodgers Properties, Inc. (formerly known as J.M.R. Development Co.) to Harpeth Valley Utilities District of Davidson and Williamson Counties of record at Book 5738, Page 832, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to an easement recorded in Book 5738, Page 819 and partial abandonment of easement recorded at Instrument No. 20080826-0087638, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easement for sewer line granted by Michael R. Allison to Harpeth Valley Utilities District of Davidson and Williamson Counties of record in Book 7601, Page 400, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easement and right of way for electric power transmission lines and poles of ingress and egress and other rights and privileges as set out ingranted to the United States by John Smallman Cowden and wife, Ruby S. Cowden of record in Book 4193, Page 903, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easement rights granted to USA of record in Book 4116, Page 151 and Book 4364, Page 894, in the Register's Office of Davidson County, Tennessee, as may apply.

This conveyance is subject to a ROW Easement in favor of The Tennessee Electric Power Company of record in Book 787, Page 7, in the Register's Office of Davidson County, Tennessee, as may apply.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said JOHN M. FOWLER and DEBORAH J. FOWLER, husband and wife, their heirs and assigns, forever. And we do covenant with the said JOHN M. FOWLER and DEBORAH J. FOWLER, husband and wife, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered except for 2015 Davidson County property taxes which have been prorated and will be paid by Grantees. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said JOHN M. FOWLER and DEBORAH J FOWLER, husband and wife, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS, on this 28th day of May, 2015.

JOHN P. KELSEY

HEATHER L. KELSEY

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, JOHN P. KELSEY and wife, HEATHER L. KELSEY, with whom I am personally acquainted or who were proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 28th day of May, 2015.

NOTARY PUBLIC

My Commission Expires: June 19, 2017

JOSEPH M. BARRETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Comm. Exp. 6-19-2017

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $269,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 28th day of May, 2015.

NOTARY PUBLIC

My Commission Expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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Tax Map 141 05 0A 050.00 ADDRESS OF NEW OWNERS:
Mr. and Mrs. JOHN FOWLER
1017 Nunnery Lane
Nashville, TN 37221
SEND TAX BILLS TO:
FRANKLIN SYNERGY BANK
722 Columbia Avenue
Franklin, TN 37064