WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150103132 DEEDWARR
Recvd: 12/07/15 10:18 2 pgs
Fees:13.00 Taxes:1998.00
20151207-0122884

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00

Katherine A. Collins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of December, 2015

Notary Public

MY COMMISSION EXPIRES: 1-25-18

LISA HENDRICKSON NOTARY PUBLIC WILLIAMSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Libra Holdings, LLC	Libra Holdings, LLC	131-02-0-169.00
(NAME)	(NAME)	
8521 Windolyn Circle N.	8521 Windolyn Circle N.	
(ADDRESS)	(ADDRESS)	
Bartlett, TN 38133	Bartlett, TN 38133	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Charles David Fowler and Jennifer Barry Fowler, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Libra Holdings, LLC, a Tennessee limited liability company,** 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:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Block 5, Overton Hills, of record in Plat Book 843, Page 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Charles David Fowler and Jennifer Barry Fowler, husband and wife, by Quitclaim Deed from Charles David Fowler and Jennifer Leigh Barry n/k/a Jennifer Barry Fowler, dated 2/22/12 and recorded 3/5/12 in Instrument No. 20120305-0019077; and being the same property previously conveyed to Charles David Fowler, unmarried and Jennifer Leigh Barry, unmarried, tenants in common with rights of survivorship, by Warranty Deed from Adrian L. Lemaster, unmarried, dated 3/3/08 and recorded 3/5/08 in Instrument No. 20080305-0022144, in the Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2013 Galbraith Drive, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 1st day of December, 2015.

Charles David Fowler

Jennifer Barry Fowler

State of Tennessee
County of Sumner

Personally appeared before me Charles David Fowler and Jennifer Barry Fowler, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 1st day of December, 2015.

Notary Public
My Commission Expires: _____

File No.: 151251

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-26-2016