RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-29922

Warranty Deed

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of March, 2016.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 10/30/16
(AFFIX SEAL)

SONJA BARRON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barry L. Fowler Sarah Fowler 5038 John Hager Road Hermitage, TN 37076	New Owner	098.09-0B-004.00 CO

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, we,

Don Agnew and wife, Loretta Agnew

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Barry L. Fowler and Sarah Fowler, husband and wife, and Gilbert Len Fowler, a married man, as tenants in common with right of survivorship

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 4, Windchase, Phase 3, as shown on plat of record in Plat Book 11700, Page 14, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Don Agnew and wife, Loretta Agnew by Warranty Deed from Tim N. Douglas, a married man, and Jimmie F. Douglas, a married woman, dated August 26, 2005, of record in Instrument Number 20050831-0104200, Register's Office for Davidson County, TN.

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Book 11700, Page 14, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 11657, Page 304, Register's Office for Davidson County, Tennessee.
4) Property is subject to By-Laws of record in Book 11657, Page 320, said Register's Office.
5) Property is subject to a Stormwater Detention Agreement of record in Book 11453, Page 447, said Register's Office.
6) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **5038 John Hager Road, Hermitage, TN 37076**
(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 our hand(s) this 2nd day of March, 2016.

Don Agnew

Loretta Agnew

BILL GARRETT, Davidson County
Trans:T20160019439 DEEDWARR
Recvd: 03/09/16 14:23 2 pgs
Fees:13.00 Taxes:851.00
20160309-0022712

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Don Agnew and Loretta Agnew, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of March, 2016.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: SEPTEMBER 11, 2017

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076