THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16078556**  MY COMMISSION EXPIRES SEPTEMBER 10, 2018	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $219,900.00. Anderson Affiant Subscribed and sworn to before me, this 26th day of July, 2016. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20160064907 DEEDWARR
Recvd: 07/28/16 10:11 2 pgs
Fees:13.00 Taxes:813.63
20160728-0077684

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Hayes Fowler and Katrina Fowler 242 Hillsboro Place Nashville TN 37215	New Owner	Tax Parcel ID No. 117-03-0D-242.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ronald L. Gray, Executor of the Estate of Connie D. Barrick, A/K/A Connie Dee Barrick-Caplin** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William Hayes Fowler and Katrina Ruth Fowler, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 242 , as shown on the map entitled Hillsboro Station Condominiums, of record in Plat Book 6250, pages 751, 752 and 753, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to CONNIE D. BARRICK, by deed from RENE LLERA, JR. and wife, MARY A. BARROW LLERA, of record in Instrument No. 20020103-0001127, dated December 28, 2001, said Register's Office.

CONNIE D. BARRICK died on or about January 28, 2016. Her Last Will and Testament, was filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, under Docket No. 16P414. Said Will directs the subject property to be administered as part of the Estate, subject to the control of the Executor, Ronald L. Gray.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 117-03-0D-242.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 6250, pages 751, 752 & 753, said Register's Office.

Master Deed of record in Book 6740, page 37, said Register's Office.

Sanitary Sewer Easement of record in Book 3531, pages 592, 572 and 576, said Register's Office.

Easements contained in deed of record in Book 4633, page 468, said Register's Office.

Overhead Line Easement of record in Book 6595, page 58, said Register's Office. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3965, page 909, said Register's Office.

Storm Water Detention Agreement of record in Book 6629, page 452, said Register's Office.

Right of Way Contract of record in Book 1877, page 581, said Register's Office.

This is improved property located at 242 Hillsboro Place Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of July, 2016.

Estate of Connie D. Barrick, A/K/A Connie Dee Barrick-Caplin

Ronald L. Gray, Grantor

Ronald L. Gray, Executor

STATE OF NJ)

COUNTY OF Ocean)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ronald L. Gray, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Executor of the Estate of Connie D. Barrick, A/K/A Connie Dee Barrick-Caplin, the maker or the constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 26th day of July, 2016.

Notary Public

My Commission Expires: My Commission Expires February 08, 2021