WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160086058 DEEDWARR
Recvd: 09/30/16 10:16 3 pgs
Fees:18.00 Taxes:2405.00
20160930-0103195

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of September, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 8, 2017

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Erin Fowler	Same As New Owner	Map 104-8
(NAME)	(NAME)	
803 North 12th Street		Parcel 295.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, I, **Bonnie Louise Bridges, Trustee Of The Jackster Living Trust,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Erin Fowler, a married woman,** 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 the northwest part of Lot No. 47 in O. B. Hayes' Plan of Large Lots called "Rokeby", as of record in Book 21, Page 87, Register's Office for said County Described as follows:

Beginning on the easterly margin of 17th South, formerly Addison Street, on the line between Lots Nos. 42 and 47; thence with the easterly margin of said Avenue southwardly 60 feet; thence eastwardly, parallel with the south line of Lot No. 42, 154-3/4 feet to the westerly margin of a proposed alley; thence with said alley northwardly 50 feet to the southerly line of Lot 42; thence with the line between Lots Nos, 42 and 47 westwardly 154-3/4 feet to the beginning.

Being a portion of the same property conveyed to D.B. Jack Bridges, Trustee, The Jackster Living Trust by Quit claim Deed, From Frank S. King, Jr. , Trustee filed for record on July 19, 2001 in Instrument No. 20010719-0076550, Register's Office for Davidson County, Tennessee. Bonnie Louise Bridges was appointed Successor Trustee of the Jackster Living Trust on January 9, 2015.

This conveyance is made subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and compete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 1412 17th Avenue South, Nashville, TN 37212
(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 28th day of September, 2016.

Bonnie Louise Bridges, Trustee TTE

State of California
County of SAN FRANCISCO

Before me, the undersigned, a notary public in and for said County and State, personally appeared, **Bonnie Louise Bridges, Trustee**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Trustee under that certain Trust Agreement dated November 11, 1999, for the benefit of **The Jackster Living Trust**, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument, as trustee of said trust, for the benefit of said beneficiary.

WITNESS my hand and seal this 28TH day of September, 2016.

SEE ATTACHED
Notary Public

My Commission Expires: FEB 5, 2020

File No.: 37104

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of SAN FRANCISCO)

On SEPTEMBER 28, 2016 before me, CONNIE J. SMITH- NOTARY PUBLIC
(insert name and title of the officer)

personally appeared BONNIE LOUISE BRIDGES,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

CONNIE J. SMITH
Commission # 2141642
Notary Public - California
San Francisco County
My Comm. Expires Feb 5, 2020

Signature _____ (Seal)