WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160095615 DEEDWARR
Recvd: 10/28/16 15:03 2 pgs
Fees:13.00 Taxes:869.50
20161028-0114318

File No. 0002295

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of October, 2016.

Tabatha Edwards
Notary Public

MY COMMISSION EXPIRES: 11-5-19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jay Sowers and Rachel Sowers	Same as New Owner	050-15-0-179.00
(NAME)	(NAME)	
304 Oakview Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Julie Fredrick and Nickalos Fredrick, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jay Sowers and Rachel Sowers, husband and wife,** HEREINAFTER CALLED THE GRANTEE, 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 28, as shown on the Plan of Sky View, of record in Book 2331, Pages 54 and 55, 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 Julie Fredrick and Nickalos Fredrick by Warranty Deed from Nikki Montre Thompson, recorded on the 1st day of June, 2016 in Instrument No. 20160601-0055126, in the Register's Office for Davidson County, Tennessee. (Consideration for this transfer: $110,000)

Being the same property previously conveyed to Nikki Montre Thompson (f/k/a Nikki T. Lanier), by Quitclaim Deed from Horance Elton Lanier, Jr., dated 12/14/2005, recorded 2/10/2006, and appearing of record at Instrument No. 20060210-0016485, Register's Office for Davidson County, Tennessee. (Consideration for this transfer: $10.00)

Being also the same property previously conveyed to Horace E. Lanier, Jr. and Nikki T. Lanier, by Deed from Hery G. Cisneros, Secretary of Housing and Urban Development of Washington D.C., dated 3/8/1996, recorded 3/21/1996, and appearing of record at Book 9986, page 634, Register's Office for Davidson County, Tennessee. (Consideration for this transfer: $55,011)

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2016 which have been pro-rated and paid at closing; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 304 Oakview Drive, Nashville, TN 37207

(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 hand this 26th day of October, 2016.

Julie Fredrick

Nickalos Fredrick

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Julie Fredrick and Nickalos Fredrick, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 26th day of October, 2016.

Notary Public

My commission expires: 11-5-19

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206