Send Tax Statements To:
New Owner

Name and Address of New Owner:
Lydia A. Fowler
813 Norwalk Drive
Nashville, TN 37214

This Instrument Prepared By/Return To:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

From Information Furnished By
The Parties

Map and Parcel: 09713001800

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

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, the undersigned, **JASON J. CREGAN**, has this day bargained and sold and does hereby transfer and convey unto, **LYDIA A. FOWLER, AN UNMARRIED WOMAN AND VALERIE FOWLER, AN UNMARRIED WOMAN,** their heirs and assigns, forever, that certain parcel of real estate located in the Civil District of Davidson County, State of Tennessee, within the corporate limits of the City of Nashville, and being described as follows, to-wit:

> Land in Davidson County, Tennessee, being all of Lot No. 129, on the Plan of Section Two, Larchwood, as shown by plat appearing of record in Plat Book 5200, page 57 and amended in Plat Book 5200, pages 207 and 208, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.
>
> Being the same property conveyed to Jason J. Cregan, unmarried, by deed from Patrick L. Simpson and wife, Stephanie C. Simpson, dated March 30, 2004, appearing of record in Instrument Number 20040401-0036935, of the Register's Office of Davidson County, Tennessee.
>
> This conveyance is made subject to Restrictive Covenants contained in instrument of record in Book 5479, page 443, amended in Book 5681, page 532, Book 5688, page 696, and revised in Book 6011, page 130; and to any and all matters shown on said plat and survey of record in Plat Book 5200, page 57, amended in Book 5200, page 207 and 208; all of said Register's Office.
>
> THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **LYDIA A. FOWLER, AN UNMARRIED WOMAN AND VALERIE FOWLER, AN UNMARRIED WOMAN,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is

BILL GARRETT, Davidson County
Trans:T20170003569 DEEDWARR
Recvd: 01/13/17 09:12 2 pgs
Fees:13.00 Taxes:751.10
20170113-0004061

unencumbered, except for the lien of the 2017 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 11th day of January, 2017.

Jason J. Cregan

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, Jason J. Cregan, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Nashville, Tennessee, this the 11th day of January, 2017.

NOTARY PUBLIC
My Commission Expires: 11/18/2017

AMANDA M. CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $203,000.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this 11th day of January, 2017.

NOTARY PUBLIC
My Commission Expires: 10-07-19

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY