File Box 8

PREPARED BY (AND RETURN TO):

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BILL GARRETT, Davidson County
Trans:T20170003775 DEEDWARR
Recvd: 01/13/17 13:13 2 pgs
Fees:13.00 Taxes:1313.50
20170113-0004299

W & I Ref: (DM) Title No.: 58746
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Cypress Batson Family, LLC 408 Brook Hollow Road Nashville, TN 37205	New Owner

TAX MAP PARCEL NUMBERS: 104060B50400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$355,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **S. Benjamin Fowler and Linda F. Fowler, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Cypress Batson Family, LLC** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 504 of West End Park Road Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 390, amended in Instrument No. 20071213-0143676, Register's Office for said County, to which source reference is hereby made for more complete description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to S. Benjamin Fowler and spouse, Linda F. Fowler by Warranty Deed from Clyde W. McCullough, Jr., and spouse, Jackie E. McCullough, dated May 30, 2001 and recorded on June 6, 2001 of record in Instrument No. 20010606-0059277, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200, page 390, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. Grant of Underground Utility Easement to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Instrument No. 20020830-0105416, said Register's Office. The provisions of the condominium Master Deed of record in Book 5845, page 831, amended in, Instrument No. 20071213-0143676, Instrument No. 20130723-0076094, Instrument No. 20140627-0056472, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters.

This is improved property, known as 3314 West End Avenue, # 504, Nashville, TN 37203

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 12th day of January, 2017.

S. Benjamin Fowler **Linda F. Fowler**

State of Tennessee

County of Davidson

On this 12th day of January, 2017, before me the undersigned authority, personally appeared S. Benjamin Fowler and Linda F. Fowler, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $355,000.00.

Affiant

Sworn and subscribed before me this 12th day of January, 2017.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary