RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN168363

Davidson County DEEDWARR
Recvd: 02/17/17 14:13 3 pgs
Fees:18.00 Taxes:925.00
20170217-0016700

WARRANTY DEED

JAMIE R. STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Jessica L Tolley
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of February, 2017.

NOTARY PUBLIC

My commission expires: 11/18/18

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARTHA M. LAFFERTY AND SUSAN S. LAFFERTY 1009 Fitzpatrick Road Nashville, TN 37214	Same	108 04 0 198.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Fifty Thousand and 00/100 Dollars ($250,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **KEITH FOWLKES AND WIFE, STEPHANIE FOWLKES**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **MARTHA M. LAFFERTY AND SUSAN S. LAFFERTY, A MARRIED COUPLE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 394 on the Plan of Section Seven, Larchwood, of record in Book 6900, page 274, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Keith Fowlkes and wife, Stephanie Fowlkes, by Warranty Deed from Dennie L. Smith and wife, Carla Smith, dated 10/1/2004, recorded 10/5/2004, of record in Instrument #20041005-0119933, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 1009 Fitzpatrick Road, Nashville, TN 37214, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This conveyance is made subject to all matters as set forth per Book 6900, page 274, said Register's Office; Restrictive Covenants of record in Book 7216, page 574, said Register's Office; Deed of Conveyance to The Metropolitan Government of Nashville, Davidson County, Department of Water and Sewerage Services of record in Book 7416, page 233, of said Register's Office; Deed of Conveyance to the Metropolitan Government of Nashville, Davidson County, Department of Water and Sewerage Services of record in Book 7416, page 296, of said Register's Office; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6592, page 366, of said Register's Office.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 207 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 16th day of February, 2017.

KEITH FOWLKES

Stephanie Fowlkes by Keith Fowlkes attorney in fact

STEPHANIE FOWLKES BY KEITH FOLKES, ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Keith Fowlkes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 16th day of February, 2017.

Notary Public
My commission expires: 11/18/2018

JAMIE R. STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Keith Fowlkes, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), on behalf of Stephanie Fowlkes and acknowledged that he executed the same as the free act and deed of the said Stephanie Fowlkes.

WITNESS my hand and seal, this the 16th day of February, 2017.

Notary Public
My commission expires: 11/18/2018

JAMIE R. STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

True Copy Certification

I, Lynn Vaught, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

L Vaught

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Jessica L Tolley, a notary public for this county and state, Lynn Vaught who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jessica L Tolley

Notary's Signature

My Commission Expires: 12-16-18

JESSICA L. TOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY