LAWYER'S ESCROW SERVICE, INC.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00.

Tabiatha Oglesby
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY FEBRUARY, 2017.

Notary Public

MY COMMISSION EXPIRES: 5-6-19

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019

Y-FC-17-6632

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Danny W. Thompson and Tabiatha Oglesby	Dan Owner	
(NAME)	(NAME)	
6632 Clearbrook Drive		**129-06-0-040.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES S. FOWLER, III, EXECUTOR OF THE ESTATE OF JAMES S. FOWLER, JR.,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **DANNY W. THOMPSON, UNMARRIED, AND TABIATHA OGLESBY, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantees, their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 114 on the Plan of West Meade Park, Inc., Section One of record in Plat Book 2900, Page (s) 103 and 104, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James S. Fowler, Jr., unmarried, by Warranty Deed from Kenneth J. Robold, married, of record in Instrument No. 20051024-0128174, Register's Office for Davidson County, Tennessee, dated October 17, 2005 and recorded on October 24, 2005. Further being the same property conveyed to James S. Fowler by Quitclaim deed from Amy Joe Roop of record in Instrument No. 20070824-0101341 Register's Office for Davidson County, Tennessee, dated August 06, 2007 and recorded on August 24, 2007. The said James S. Fowler, Jr. having since died testate on April 17, 2016, leaving said property under the exclusive control of his Personal Representative, without joinder of any beneficiary, as evidenced in Case No. 16P863, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

This conveyance is subject to:
- Taxes for the year 2017, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2900, Page (s) 103 and 104, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3102, Page 381, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6632 Clearbrook Drive, Nashville, Tennessee 37205**.

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(S), their heirs and assigns forever; and I, as executor only, do covenant with the said GRANTEE(S) that I, as executor only, am 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 I, as executor only, further covenant and bind myself and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20170016283 DEEDWARR
Recvd: 02/24/17 09:45 2 pgs
Fees:13.00 Taxes:1942.50
20170224-0018482

Witness my hand this the 21st day of February, 2017.

Estate of James S. Fowler, Jr.

BY: _____
James S. Fowler, III
Executor

STATE OF Idaho)

COUNTY OF Blaine)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES S. FOWLER, III, EXECUTOR of the ESTATE OF JAMES S. FOWLER, JR., to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

Witness my hand and official seal, this the 21st of February, 2017.

_____
Notary Public
My Commission Expires: 01/28/2021
(SEAL)

CAMI BUSTOS
NOTARY PUBLIC
STATE OF IDAHO

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212