This instrument was prepared by:
DLO TITLE, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
2017020010

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BILL GARRETT, Davidson County
Trans:T20170022090 DEEDWARR
Recvd: 03/15/17 10:45 2 pgs
Fees:13.00 Taxes:703.00
20170315-0025343

The actual consideration or value, whichever is greater, is $190,000.00

Sworn to and subscribed before me this 14th day of March, 2017.

R. MARK DOUGALL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-14-2019

Affiant Ashley Weimer

Notary Public
Commission expires _____

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Ashley Weimer		108-120-205.00
1508 Elm Run Court	New Owner	
Nashville, TN 37214		

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **David K. Fowler and wife, Heidi Jo Guthrie** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ashley Weimer, unmarried** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Section 3, Trailwood Subdivision of record in Plat Book 6900, Page 67, 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 David Fowler by Warranty deed from 1508 Elm Run Court Trust., Wayne Stevens, Trustee of record in Instrument No. 20030926-0142941 Register's Office for Davidson County, Tennessee, dated September 16, 2003 and recorded on September 26, 2003

This is improved property known as **1508 Elm Run Court, Nashville, TN 37214.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __x__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 14th day of March, 2017.

David K. Fowler

Heidi Jo Guthrie

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, David K. Fowler and Heidi Jo Guthrie, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of March, 2017.

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-14-2019