# WARRANTY DEED

17-03-019

State of Tennessee )
County of Davidson )

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $287,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5th day of April, 2017

Notary Public

My Commission Expires: 9-11-17 (AFFIX SEAL)

SUSAN FRENSLEY NEWTON NOTARY PUBLIC TENNESSEE COUNTY OF DAVIDSON My Comm Exp. SEPTEMBER 11, 2017

BILL GARRETT, Davidson County
Trans:T20170029524 DEEDWARR
Recvd: 04/07/17 11:46 2 pgs
Fees:13.00 Taxes:1061.90
20170407-0034267

**THIS INSTRUMENT WAS PREPARED BY**

**Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203**

| ADDRESS FOR NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL-NUMBERS |
|---|---|---|
| **JERRY H. FOWLER AND KATHY J. FOWLER** | FRANKLIN AMERICNA MORTGAGE | 172-8-B |
| (NAME) 309 Masterpiece Court | (NAME) 6100 Tower Circle, Ste. 600 | 017.00CO |
| (ADDRESS) Nashville, TN 37211 | (ADDRESS) Franklin, TN 37067 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

**FOR AND CONSIDERATION** of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **TONY TOMPKINS A/K/A JAMES A. TOMPKINS AND RACHEL TOMPKINS, HUSBAND & WIFE**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JERRY H. FOWLER AND KATHY J. FOWLER, HUSBAND & WIFE**, hereinafter called the Grantee(s), their heirs and assigns, a 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. 17 on the Revised Plat of Bridle Downs, Phase One, as of record Book 6900, Pages 701-703, and Surveyor's Certification of Correction in Book 8169, Page 240, said Register's Office, to which plan reference is hereby made for a more complete description.

BEING all the same property conveyed to TONY TOMPKINS AND RACHEL TOMPKINS, HUSBAND AND WIFE, by deed from JEFFREY DUSTIN WILHOIT AND WIFE, ANNA WILHOIT, of record in Instrument No. 20120523-0044812, Register's Office for Davidson County, Tennessee.

THE said JAMES A. TOMPKINS is one and the same as the TONY TOMPKINS.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Bridle Downs of record in Book 7448, Page 772, in Book 8814, Page 631, in Book 9818, Page 68, and in Book 9873, Page 497, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This conveyance is made subject to the following:
1. 2017 taxes and subsequent years.
2. Property is subject to all matters affecting said premises as shown on Plat of record in Book 6900, Page 701-703 corrected in Book 8169, Page 240, Register's Office for Davidson County, Tennessee.
3. Property is subject to the HOA Charter of record in Book 8814, Page 604, said Register's Office.
4. Any and all restrictions, conditions, and easements of record.

BEING unimproved ☐
Improved ☒ property known as: **309 Masterpiece Court, Nashville, TN, 37211.**

(House Number) (Street) (City or Town) (State) (Zip)

**TO HAVE AND TO HOLD** the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever; and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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..

**WITNESS WHEREOF,** their hands, this 5th day of April, 2017.

**JAMES A. TOMPKINS**

**RACHEL TOMPKINS**

STATE OF Tennessee )
COUNTY OF Davidson )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JAMES A. TOMPKINS AND RACHEL TOMPKINS**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of April, 2017.

My Commission Expires: 07/02/18

Notary Public

