WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25Th DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 5/18/18

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Brandon C. Fowler	NEW OWNER	071 08 0 151.00
(NAME)	(NAME)	
517 Norton Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Twenty-Five Thousand And No/100 Dollars ($225,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Ryan Lafferty and wife, Kaeli Lafferty**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Brandon C. Fowler, an unmarried man**, hereinafter called the Grantees, 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. 125 on the Plan of Section One, Joywood Heights of record in Plat Book 1130, page 91, in the Registers' Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete details of the property.

Being the same property conveyed to Stanley K. Anderson, a single person by Warranty Deed from MID TN Properties, Inc., a Tennessee Corporation dated October 30, 2009 and recorded November 9, 2009 as Instrument No. 20091109-0103384, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Ryan Lafferty and wife, Kaeli Lafferty by Warranty Deed from Roger Wayne Anderson and Charlotte Anderson and Richard Anderson, the heirs at law of Stanley K. Anderson, deceased dated March 3, 2017 and recorded March 6, 2017 as Instrument No. 20170306-0021756, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 517 Norton Avenue, Nashville, TN 37207

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized 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; 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 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:T20170045677 DEEDWARR
Recvd: 05/30/17 14:27 2 pgs
Fees:13.00 Taxes:832.50
20170530-0053509

File Number: FRN-173013SSO

Witness our hands this the 25th day of May, 2017

Ryan Lafferty by Scott Stephens as his Attorney in fact
Ryan Lafferty
by Scott Stephens as his Attorney in fact

Kaeli Lafferty by Scott Stephens as her Attorney in fact
Kaeli Lafferty
by Scott Stephens as her Attorney in fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Scott Stephens, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Ryan Lafferty, as his Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Ryan Lafferty, for the purposes therein contained.

Witness my hand and official seal, this the 25th of May, 2017.

Notary Public

My Commission Expires:

(SEAL)

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires March 6, 2018

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Scott Stephens, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Kaeli Lafferty, as her Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Kaeli Lafferty, for the purposes therein contained.

Witness my hand and official seal, this the 25th of May, 2017.

Notary Public

My Commission Expires:

(SEAL)

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires March 6, 2018

File Number: FRN-173013SSO