WARRANTY DEED

Mail to

CONSUMER TRUST TITLE & ESCROW, LLC
219 WARD CR., STE 5
BRENTWOOD, TN 37027
(615) 369-0039

PATRICIA A. GREER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $202,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of May, 2017.

Patricia A Greer
Notary Public

MY COMMISSION EXPIRES: 3/3/2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Amanda Cotton Ferrer	Everett Financial	136 10 0 036.00
(NAME)	(NAME)	
3413 Meadowlake Terrace	14801 Quorum Dr #300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Dallas TX 75254	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Two Thousand Five Hundred And No/100 Dollars ($202,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Elizabeth Fowler, a single woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Amanda Cotton Ferrer**, 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 487, Priest Lake Park, Section Seven-A, as shown on plat of record in Plat Book 5200, Page 107-109, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Elizabeth Fowler, single by Warranty Deed from Jennie Curran Skwara and husband, Andrew M. Skwara dated March 30, 2015 and recorded April 7, 2015 as Instrument No. 20150407-0030214, 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 3413 Meadowlake Terrace, Nashville, TN 37217

File Number: GRN-172573SSO

BILL GARRETT, Davidson County
Trans:T20170050272 DEEDWARR
Recvd: 06/13/17 09:32 2 pgs
Fees:13.00 Taxes:749.25
20170613-0059056

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.

Witness our hands this 30 day of May, 2017

Elizabeth Fowler

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Elizabeth Fowler, a single woman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of May, 2017.

Notary Public

My Commission Expires: 7/6/20

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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