WARRANTY DEED

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $231,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES: 5/8/18

(AFFIX SEAL)

G-PR-17-8868

THIS INSTRUMENT WAS PREPARED BY

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

Davidson County DEEDWARR
Recvd: 08/02/17 16:08 3 pgs
Fees:18.00 Taxes:856.55
20170802-0078940

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John Justice and Teresa Justice	NEW OWNER	
(NAME)	(NAME)	**182-06-0A-300.00-CO**
8868 Cressent Glen Court		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RYAN ALLEN FOWLER, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN JUSTICE AND TERESA JUSTICE, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/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. 365 on the Plan of Final Plat for Cluster-Lot Subdivision, Old Hickory Hills, Phase Three, Section One of record in Plat at Instrument No. 20060420-0045296, 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 Ryan Allen Fowler, by Quitclaim deed from Monica Danielle Kizzire, a single person of record in Instrument No. 20110405-0026386 Register's Office for Davidson County, Tennessee, dated April 02, 2011 and recorded on April 05, 2011.

Ryan Allen Fowler having since married. Diogo Sirio Barros joins in this conveyance to convey any and all marital interest he may have to said property.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20030623-0086188, Register's Office of Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record as Instrument Number 20060420-0045296, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20060116-0006750 and amended in Instrument Number 20101116-0091730, Register's Office for Davidson County, Tennessee.
- Sewer & Drainage Easement of record in Instrument Number 20001030-0107214, in the Register's Office for Davidson County, Tennessee.
- Easement to United Telephone Company of record in Instrument Number 20020123-0009339, in the Register's Office for Davidson County, Tennessee.
- Easement for ingress & egress easement to cemetery of record in Instrument Number 20000203-0011193, in the Register's Office for Davidson County, Tennessee.
- Charter for Old Hickory Hills HOA of record in Instrument Number 20020123-0009417 and Instrument Number 20081219-0121385, in the Register's Office for Davidson County, Tennessee.
- Storm water detention agreement of record in Instrument Number 20010306-0021333, Instrument Number 20030226-0025749 and Instrument Number 20040927-0116009, in the Register's Office for Davidson County, Tennessee.
- Old Hickory Hills Homeowners Association, Inc., Rules & Regulations of record in Instrument Number 20151229-0130686, in the Register's Office for Davidson County, Tennessee.
- Easement for sanitary sewer and/or storm drainage granted to Metropolitan Government of Nashville of record in Instrument Number 20001030-018214, 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: **8868 Cressent Glen Court, Antioch, Tennessee 37013**.

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 we do covenant with the said GRANTEE(S) 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 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.

Witness my/our hand(s) this the 1st of August, 2017.

Ryan Allen Fowler

Diogo Sirio Barros

Diogo Sirio Barros

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RYAN ALLEN FOWLER AND DIOGO SIRIO BARROS, the within named bargainor, 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, this the 1st day of August, 2017.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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

Main Street Title & Ins
2231 N. Mt. Juliet Rd, #203
Mt Juliet, TN 37122

True Copy Certification

I, Ed Tignor, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ed Tignor
Signature

State of TN

County of Wilson

Personally appeared before me, Todd A Richards, a notary public for this county and state, Ed Tignor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Todd A Richards
Notary's Signature

My Commission Expires: 9-10-18
Notary' Seal (if on paper)

