Bill Garrett Davidson County
Batch# 32275 DEEDWARR
12/01/2017 10:55:49 AM 2 pgs
Fees: $13.00 Taxes: $1,220.63
20171201-0122743

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Reuben Fowlkes & Senceria Fowlkes
908 Wyntree S.
Hermitage, TN 37076

SEND TAX BILL TO:

new owners

MAP/PARCEL 072-16-0A-006.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Dale E. Haufler and Charlene B. Haufler, husband and wife, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Reuben L. Fowlkes and Senceria M. Fowlkes, husband and wife, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of First Revision, Phase One, Walden Woods of record in Plat Book 9700, Page 909, 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 Dale E. Haufler and Charlene B. Haufler by Warranty deed from Dawn Whitson and Julice Lee Whitson, wife and husband of record in Instrument No. 20151005-0100865 Register's Office for Davidson County, Tennessee, dated October 02, 2015 and recorded on October 05, 2015.

This is improved property known as: **908 Wyntree S., Hermitage, Tennessee 37076**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their 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.

Possession to be given 28th day of November, 2017.

WITNESS MY HAND on this the 28th day of November, 2017

Dale E Haufler
Dale E. Haufler

Charlene B. Haufler
Charlene B. Haufler

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Dale E. Haufler and Charlene B. Haufler,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 28th day of November, 2017.

Beverly J. Heatherly
NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-07-19

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $329,900.00.

AFFIANT

Subscribed and sworn to before me this the 28th day of November, 2017.

Beverly J. Heatherly
NOTARY PUBLIC

My Commission Expires: 10-07-19

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 170885

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-NS-17-907