THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180215085** Bill Garrett Davidson County Batch# 73442 **DEEDWARR** 03/26/2018 01:08:04 PM 2 pgs Fees: $13.00 Taxes: $1,476.30 20180326-0028205	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $399,000.00. Affiant Subscribed and sworn to before me, this 21st day of March, 2018. Notary Public My Commission Expires: 10-2019 ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Jack Fowler 523 Newton Street Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 091-10-0B-002.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Justin A. Hawkins, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jack R. Fowler, Jr., a single man**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit "B" of Homes At Newton Street, a Horizontal Property Regime , as established in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20150213-0013299, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being the same property conveyed to JUSTIN A. HAWKINS, by deed from DEEP RIVER DEVELOPMENT, LLC, of record in Instrument No. 20160318-0025977 , dated March 16, 2016 , corrected by Scrivener's Affidavit of record in Instrument No. 20160411-0034461, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 091-10-0B-002.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Instrument No. 20150108-0002136, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements , By-Laws and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20150213-0013299, said Register's Office.

Restrictive Covenants contained in instrument of record in Instrument No. 20010424-0040298, said Register's Office.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: A-BR-18-523

This is improved property located at 523 Newton Street Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of March, 2018.

Justin A. Hawkins

STATE OF North Carolina)
COUNTY OF Iredell)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Justin A. Hawkins, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of March, 2018.

Notary Public

My Commission Expires: 10/01/2021

OFFICIAL SEAL
NOTARY PUBLIC, NORTH CAROLINA
JOSEPH GUERRERO
IREDELL COUNTY