Bill Garrett Davidson County
Batch# 103481 DEEDWARR
06/12/2018 12:11:30 PM 4 pgs
Fees: $23.00 Taxes: $3,947.90
20180612-0056388

#34322

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34322-06-2018**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,067,000.00. Mary Margaret Stowe Affiant Subscribed and sworn to before me this 8th day of June, 2018. GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 6, 2020 Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: KVR Homes, LLC 3808 Woodlawn Drive Nashville, TN 37215	**Send Tax Bills To:** KVR HOMES LLC 3808 Woodlawn Dr. Nashville. TN 37215	**Tax Information:** Map and Parcel No.: 117 01 0 003 00

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, **Mary Margaret Stowe and husband Ferron Stowe, who joins in the execution of this instrument for the purpose of conveying any interest he has in the property by virtue of his marriage to Mary Margaret Stowe** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **KVR Homes, LLC, a Tennessee limited liability company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3808 Woodlawn Drive, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 8th day of June, 2018.

Mary Margaret Stowe

Ferron Stowe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mary Margaret Stowe and Ferron Stowe, 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, at office, this 8th day of June, 2018.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being part of Lot No. 19, Block L of Whitland Realty Company Subdivision, as of record as Plat Book 332, page 141, Register's Office for said County, as follows:

Beginning in the center of Woodlawn Avenue at a point 210 feet east of the center of Bosley Avenue (now Wilson Blvd.); thence with the center of Woodlawn Avenue, South 88 deg. East, 130 feet to the southwest corner of the property formerly owned by Haggard; thence with the westerly line of said Haggard property North 2 deg. East 400 feet to the southerly line of Lot No. 20; thence with said line westwardly 130 feet; thence South 2 deg. West 400 feet to the point of beginning.

Being the same property conveyed to Richard W. Oliver and wife, Mary M. Oliver, by deed dated March 5, 1982 from Charles D. Albury, Jr. and wife, Shirley R. Albury, of record in Book 5859, page 735, Register's Office for Davidson County, Tennessee. The said Richard W. Oliver having since died November 26, 2005 leaving Mary M. Oliver as surviving tenant by the entirety. The said Mary M. Oliver has since remarried and is now known as Mary Margaret Stowe.

This conveyance is made subject to:

1. State and County taxes for the year 2018, which have been prorated and assumed by Grantee. Map and Parcel No. 117 01 0 003 00.
2. All matters appearing on the Plan of record as Book 332, page 141, Register's Office for Davidson County, Tennessee.
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4058, page 450, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

