Bill Garrett Davidson County
Batch# 117585 DEEDWARR
07/17/2018 03:10:59 PM 2 pgs
Fees: $13.00 Taxes: $3,033.63
20180717-0069603

WARRANTY DEED

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $819,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 16TH DAY OF JULY, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES 07/06/20

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 18-4658B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank, please use the address of the new owner	MAP-PARCEL
Justin Fabling and Katherine Fabling	new owners	130-05-0-116-00
203 Page Rd		
Nashville, TN 37205-4422		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

STEVEN I. MOLTER AND SPOUSE, ELISABETH R. MOLTER

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JUSTIN FABLING AND KATHERINE FABLING, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEE(S), 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 the Southerly 47.5 feet front and 27.5 feet rear of Lot No. 8 and the Northerly 95 feet of Lot No. 9 of Block "K" on the Map of the Revised Plan of the Highlands of Belle Meade No. 2, as of record in Book 843, page 18, said Register's Office for Davidson County, Tennessee and described according to a survey made by William Collier, Parrish Associates, dated May 27, 1965, as follows:

Said part of said lots adjoin and front together 142.5 feet on the Westerly side of Page Road and runs back between lines 199.2 feet on the Northerly line and 200 feet 9 inches on the Southerly line to a dead line in the rear on which it measures 122.5 feet.

Being the same property conveyed to Steven I. Molter and spouse, Elisabeth R. Molter by Warranty deed from Jane Lea Johnson, unmarried of record in Instrument No. 20071126-0137216 Register's Office for Davidson County, Tennessee, dated November 20, 2007 and recorded on November 26, 2007.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 203 Page Rd, Nashville, TN 37205-4422

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on the 16th day of July, 2018.

Steven I. Molter by J. Carlton Drumwright, Attorney in Fact

Steven I. Molter, by J. Carlton Drumwright as Attorney-in-Fact

Elisabeth R. Molter by J. Carlton Drumwright, Attorney in Fact

Elisabeth R. Molter, by J. Carlton Drumwright as Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **J. Carlton Drumwright,** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of **Steven I. Molter and Elisabeth R. Molter,** for the purposes therein contained, and who further proved to me that he is the Attorney in Fact for **Steven I. Molter and Elisabeth R. Molter,** and is authorized by **Steven I. Molter and Elisabeth R. Molter,** to execute this instrument on their behalf.

Witness my hand and official seal, this 16th day of July, 2018.

Notary Public

S THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

My Commission Expires: 12.03.19

File #: 18-4658B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-1641-18-203