# WARRANTY DEED

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $778,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

WILLIAM T CHAPMAN IV
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

**THIS INSTRUMENT WAS PREPARED BY**

Stewart Title Company Tennessee Division, ,

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Mark E. Hunt | NEW OWNER | 104-13-0F-114.00 |
| (NAME) | (NAME) | |
| 114 Brighton Close | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37205 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

Karen Y Johnson Davidson County
Batch# 156041 **DEEDWARR**
11/02/2018 09:05:21 AM 2 pgs
Fees: $13.00 Taxes: $2,878.60

20181102-0108656

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, I/we Royal H. Fowler III and Claudia R. Fowler, husband and wife, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto Mark E. Hunt and Grace Burdette, husband and wife, hereinafter called the GRANTEE(S), his/her/their 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 Unit No. 114 on the Plan of Brighton Close, Phase 1A, 1B, 1D and Phase II, a Planned Unit Development, of record in Plat Book 7900, Page 136, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Royal H. Fowler III and Claudia R. Fowler, husband and wife by Warranty Deed from Gary R. Bowie and Melody Malloy, husband and wife, dated June 21, 2013 and recorded June 28, 2013 of record in Instrument No. 20130627-0066336, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 114 Brighton Close, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective this 31st day of October, 2018.

Royal H. Fowler III

Claudia R. Fowler

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Royal H. Fowler III and Claudia R. Fowler, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 31st day of October, 2018.

STEPHEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 02-28-2020

Notary Public:
My Commission Expires:

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**100 Bluegrass Commons Blvd, Ste 115**
**Hendersonville, TN 37075**