Karen Y Johnson Davidson County
Batch# 174234 DEEDWARR
12/14/2018 12:19:33 PM 2 pgs
Fees: $13.00 Taxes: $1,154.40
20181214-0121902

This Instrument Prepared by ~~and Return to:~~
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Return to:

MAGNOLIA TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $312,000.00.

Affiant

Subscribed and sworn before me this the 12 day of December, 2018.

Notary Public
My commission expires: 1/20/19

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner:
Tipton Fowlkes
3314 Marcus Dr.
Nashville, TN 37211

Send Tax Bill to:
New Owner

Tax Information:
133-03-0 173.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, HEATHER L. THORSBY, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to TIPTON FOWLKES AND COLLEEN COOKE FOWLKES, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land located in Davidson County, Tennessee, being all of Lot No. 201, on the Plan of Glencoe Acres, Section 2, according to the plat and survey of same appearing of record in Plat Book 1835, Pages 136, 137 and 138, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

Being the same property conveyed to Heather L. Thorsby (also known as Heather Lee Thorsby) by deed from Amanda K. Thorsby (also known as Amanda Katherine Thorsby), dated 03/08/2018, of record in Instrument No. 20180312-0023316, said Register's Office.

Also being the same property conveyed to Heather L. Thorsby and Amanda K. Thorsby, with rights of survivorship and not at tenants in common, by deed from Heather L. Thorsby, dated 08/10/2015, of record in Instrument No. 20150817-0082469, said Register's Office.

Also being the same property conveyed to Heather L. Thorsby, a single woman, by deed from Florian Mendez and Nancy Mendez, husband and wife, dated 08/30/2012, of record in Instrument No. 20120907-0081084, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3314 Marcus Dr., Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 this the 12th day of December, 2018.

Heather L. Thorsby

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Heather L. Thorsby, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of December, 2018.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022