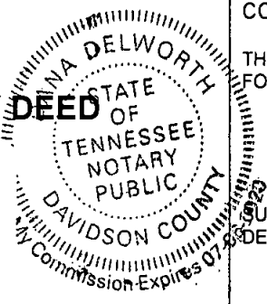
# WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 180044 DEEDWARR
01/03/2019 10:15:34 AM 2 pgs
Fees: $13.00 Taxes: $2,405.00

20190103-0000621

W-GR-18-3637




STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF DECEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 1/6/20

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Robert E. Bowling and Tracy Bowling** | **New Owner** | |
| (NAME) | (NAME) | **029-00-0-275.00** |
| **3637 Forte Road** | | |
| (ADDRESS) | (ADDRESS) | |
| **Joelton, TN 37080** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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 consideration, the receipt of which is hereby acknowledged, **KAREN T. SADLER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROBERT E. BOWLING, MARRIED, AND TRACY BOWLING, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by Ralph W.C. Lambert dated January 6, 1970, as follows:

Beginning at a point in a southerly line of property conveyed to S.D. Dugger by deed of record in Book 3703, page 285, Register's Office for Davidson County, Tennessee, said point being designated by an iron pin which is situated north 89 degrees west 270 feet from a railroad spike in the center of Forte Road; thence north 89 degrees west 149 feet to an iron pin; thence south 2 degrees west 250 feet to an iron pin; thence north 89 degrees west 403 feet to an iron pin in Dixon's easterly line; thence north 2 degrees east 558 feet to an iron pin; thence south 88 degrees east 742 feet to a railroad spike in the center of Forte Road; thence with the center of Forte Road south 20 degrees 30 minutes east 147 feet to a railroad spike, Dugger's northeasterly corner; thence north 89 degrees 10 minutes west 253 feet to an iron pin; thence south 1 degree west 171 feet to the point of beginning, containing 7 acres more or less.

Being the same property conveyed to Ronald L. Sadler and Karen T. Sadler, husband and wife by Warranty Deed from Bobby L. Alexander, married of record in Instrument No. 20050715-0082535 Register's Office for Davidson County, Tennessee, dated July 7, 2005 and recorded on July 15, 2005.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3637 Forte Road, Joelton, Tennessee 37080**.

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), their heirs and 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), 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/our hand(s) this the 28th DAY OF DECEMBER, 2018.

Karen T. Sadler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAREN T. SADLER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of December, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212