WARRANTY DEED

Karen Johnson Davidson County
Batch# 300557 DEEDWARR
10/14/2019 11:05:57 AM 2 pgs
Fees: $13.00 Taxes: $603.10

20191014-0104975

File# 14211

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th day of October, 2019

Notary Public

MY COMMISSION EXPIRES: 11-26-22

(AFFIX SEAL)

Return to:

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

NICKY W. MCMILLEN STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael Fowles	SAME	135120b00300c0
(NAME)	(NAME)	
2024 Nashboro Blvd, 68		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Dinah Petree, F/K/A Dinah P. Evans** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Michael Fowles and Jeanie Fowles, husband and wife,** hereinafter called the GRANTEES, 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 Unit 68 on the Plan of Horizontal Property Regime, Private Element Plat, Nashboro Village-Tract 7 of record in Plat Book 11700, pages 49 and 50, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Dinah P. Evans, by deed of record in Instrument No. 20020506-0055552, Register's Office for Davidson County, Tennessee. The said Dinah P. Evans a/k/a Dinah Lynn Petree Evans through an order in the Seventh Circuit Court of Davidson County, having since changed her name to Dinah Lynn Petree.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 2024 Nashboro Blvd, 68, Nashville, TN 37217
(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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 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 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/our hands this 10th day of October, 2019.

Dinah Petree

State of Tennessee
County of Davidson

Personally appeared before me Dinah Petree, with whom I am personally acquainted, and who acknowledged that he/she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 10th day of October, 2019.

Notary Public
My Commission Expires: 11-26-22

File No.: 14211

