Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167

Name and Address of New Owner:
Therese Winnington
4112 Brandywine Pointe Blvd
Nashville, TN 37138

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 064-03-0B-024.00-C

Karen Johnson Davidson County
Batch# 309939 DEEDWARR
11/04/2019 08:39:56 AM 2 pgs
Fees: $13.00 Taxes: $3,145.00
20191104-0113048

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Lee G. Fowler and wife, Carol Fowler**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Therese Winnington, Married,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 237 on the Plan of Phase One, Section 2, Revised Plat of Brandywine Points, of record in Plat Book 7900, page 170, 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 Lee G. Fowler and wife, Carol M. Fowler by Special Warranty Deed from REGIONS BANK, dated December 12, 2012, of record in Instrument No. 20121219-0117066, Register's Office, Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 4112 Brandywine Pointe Blvd Old Hickory, TN 37138

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 1st day of November, 2019.

Lee D. Fowler (SEAL)
Lee G. Fowler

Carol M Fowler (SEAL)
Carol M. Fowler

STATE OF TENNESSEE
COUNTY OF Davidson

On this 1st day of November, 2019, before me personally appeared Lee G. Fowler and Carol M. Fowler, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of November, 2019.

WILLIAM D. COLTEMAN JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Signature
My commission expires: 05/09/2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF Rutherford)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$850,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Nicia Hurst
(Affiant)

Sworn to and subscribed before me this
1st day of November, 2019.

Gail C. Vincent
Notary Public
My commission expires: _____
File No. 19-622

GAIL C. VINCENT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 01-18-2022