THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 191224207

Karen Johnson Davidson County
Batch# 342630 **DEEDWARR**
01/13/2020 02:55:53 PM 2 pgs
Fees: $13.00 Taxes: $4,384.50
20200113-0004587

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,185,000.00.

Affiant

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this 10th day of January, 2020.

Notary Public
My Commission Expires: 7/6/20

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Katherine Fowler and Christopher Fowler 4006 Harding Place Nashville TN 37215	New Owner	Tax Parcel ID No. 130 07 0 118.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Timothy Mann Jr. and Jerri L. Mann, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Katherine Fowler and Christopher Fowler, ~~husband and wife~~**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

T. B WIFE and HUSBAND

Lot D, ROYAL OAKS LAND CO.'S SUBDIVISION OF THE BAKER TRACT, as shown on plat of record in Plat Book 421, Page 102-103, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Lot D fronts 100 feet more or less, on the North side of Harding Place and runs back 379 feet, more or less, on the Westerly line and 365 feet, more or less on the Easterly line to a dead line in the rear on which it measures 100 feet, more or less.

Being the same property conveyed to Timothy Mann, Jr. and Jerri L. Mann, husband and wife, by Warranty Deed from Charlotte Lohrey and Jason Mosier, wife and husband, of record in Instrument No. 20180627-0062044, in the Register's Office of Davidson County, Tennessee, dated June 22, 2018 and recorded on June 27, 2018.

Being the same property conveyed to Charlotte Lohrey, by Quit Claim Deed from Heikki Eric Kostamaa, of record in Instrument No. 20111018-0081122, in the Register's Office of Davidson County, Tennessee, dated October 05, 2011 and recorded on October 18, 2011.

Being the same property conveyed to Heikki Eric Kostamaa, unmarried and Charlotte Lohrey, unmarried, by Warranty Deed from Renaissance Group, L.L.C. a limited liability company, of record in Instrument No. 20050708-0079429, in the Register's Office of Davidson County, Tennessee, dated July 06, 2005 and recorded on July 08, 2005.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-VRES19-4006

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

City of Belle Meade taxes for the year 2020 and thereafter, for tax parcel identification number 130 07 0 118.00, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ROYAL OAKS LAND CO.'S SUBDIVISION OF THE BAKER TRACT, as recorded in Plat Book 421, Page(s) 102-103.

This is improved property located at 4006 Harding Place Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of January, 2020.

Timothy Mann Jr.
by Will Chapman as Attorney in Fact

Jerri L. Mann
by Will Chapman as Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Will Chapman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Timothy Mann Jr. and Jerri L. Mann and that he is authorized by Timothy Mann Jr. and Jerri L. Mann to execute this instrument on their behalf.

Witness my hand, at office, this 10th day of January, 2020.

Notary Public

My Commission Expires: _____

