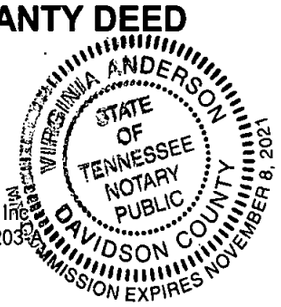
WARRANTY DEED



Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203
Nashville, TN 37215

G-VRES-20-3696

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,060,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX S

Karen Johnson Davidson County
Batch# 344171 DEEDWARR
01/16/2020 10:03:08 AM 2 pgs
Fees: $13.00 Taxes: $3,922.00

20200116-0005769

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)
William Jefferson Daniel and Katherine Elizabeth Daniel	NEW OWNER	
(NAME)	(NAME)	**116-12-0-028.00**
3696 Auburn Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **CHRISTOPHER FOWLER AND WIFE, KATHERINE FOWLER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM JEFFERSON DANIEL AND KATHERINE ELIZABETH DANIEL, HUSBAND AND WIFE,** 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 Davidson County, Tennessee, being Lot No. 21, Block "E" on the Map of Woodmont Lane Homesites, of record in Plat Book 1130, Page 13, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to Christopher Fowler and wife, Katherine Fowler by Warranty Deed from JB Partners, A Tennessee General Partnership, of record in Instrument No. 20160803-0080398, Register's Office for Davidson County, Tennessee, dated July 29, 2016 and recorded on August 03, 2016.

This conveyance is subject to:
- Subject to all matters shown on the Map of record in Plat Book 1130, Page 13, Register's Office for Davidson County, Tennessee.
- Easement(s) as set forth in instrument of record in Book 1153, Page 230, Register's Office for Davidson County, Tennessee. Restrictions in said instrument have since expired.
- Subject to county taxes for the year 2020 and subusequent years, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3696 Auburn Lane, Nashville, Tennessee 37215**.

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 10th DAY OF JANUARY, 2020.

Christopher Fowler

Katherine Fowler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTOPHER FOWLER, 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 10th of January, 2020.

Notary Public
My Commission Expires: 11/8/21
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHERINE FOWLER, 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 10th of January, 2020.

Notary Public
My Commission Expires: 11/8/21
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

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