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

CRT File No. 191123853

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $865,000.00.

Affiant

Subscribed and sworn to before me, this 24th day of January, 2020.

Notary Public
My Commission Expires: _____

VIRGINIA ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

Karen Johnson Davidson County
Batch# 350612 DEEDWARR
01/30/2020 10:54:21 AM 2 pgs
Fees: $13.00 Taxes: $3,200.50

20200130-0011153

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Chase Fowler and Bethany Fowler 833 Horner Avenue Nashville TN 37204	New Owner	Tax Parcel ID No. 11802D00200CO

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, **John Bradley Gibson and Ginger Schneider Gibson, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Chase Fowler and Bethany 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:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Unit B of the Cottages of Vaulx, a Horizontal Property Regime with Private Elements, as created by the Master Deed and By-Laws for the Cottages of Vaulx, of record in Instrument No. 20150608-0053460, and as corrected by Scrivener's Affidavit in Instrument No. 20151209-0123910, in the Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in said Master Deed. Reference is hereby made to the plan of the Cottages of Vaulx, as shown on Exhibit "B" to the aforementioned Master Deed, for a more complete identification and description of such unit.

Being the same property conveyed by Quit Claim Deed from John Daniel Gibson, unmarried and John Bradley Gibson and Ginger Schneider Gibson, husband and wife to John Bradley Gibson and Ginger Schneider Gibson, as recorded on the 20th day of January, 2017 in Instrument No. 20170120-0006479 and Warranty Deed from Jason Bockman and Erica Bockman, husband and wife to John Daniel Gibson, unmarried; John Bradley Gibson, and Ginger Schneider Gibson, husband and wife, as recorded on the 29th day of March, 2016 in Instrument No. 20160329-0029493, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2020 and thereafter, 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 THE FIRST SUBDIVISION OF THE W. T. BERRY ESTATE, SECTION NO. 2, as recorded in Plat Book 1130, Page(s) 8, in the Register's Office of Davidson County, Tennessee.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE COTTAGES OF VAULX of record in Instrument No. 20150608-0053460, Scrivener's Affidavit at Instrument No. 20151209-0123910, in the Register's Office of Davidson County, Tennessee; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

This is improved property located at 833 Horner Avenue Nashville TN 37204

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 24th day of January, 2020.

John Bradley Gibson
by [signature], Attorney in Fact
John Bradley Gibson
By: Will Chapman, Attorney in Fact

Ginger Schneider Gibson
by [signature], Attorney in Fact
Ginger Schneider Gibson
By: Will Chapman, 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 he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for John Bradley Gibson and Ginger Schneider Gibson and that he is authorized by John Bradley Gibson and Ginger Schneider Gibson to execute this instrument on their behalf.

WITNESS my hand, at office, this 24th day of January, 2020.

[signature]
Notary Public

