WARRANTY DEED

L-MM-01-3296

STATE OF Tennessee
COUNTY OF Davidson
CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $197,500.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF October 2001

Notary Public

MY COMMISSION EXPIRES: 5/3/04

(AFFIX SEAL)

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martin Lowery	SunTrust Mortgage Inc.	
909 Bresslyn Road (ADDRESS)	901 Semmes Avenue (ADDRESS)	102-14-35
Nashville, Tennessee 37205 (CITY) (STATE) (ZIP)	Richmond, VA 23224 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we COLETA E CORKRAN, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto MARTIN LOWERY, AN UNMARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 287 on the Plan of Brookmeade, Section 8, as of record in Book 2900, page 134, Register's Office for said County.
Said lot No. 287 fronts 172 feet on the southwesterly side of Bresslyn Road and extends back 375.6 feet on the northwesterly line and 342.9 feet on the southeasterly line to a dead line in the rear, measuring 72.0 feet thereon.

Being the same property conveyed to Fred S. Corkran, Jr. and wife, Coleta E. Corkran by Warranty Deed as shown of record in Deed Book 4198, Page 279, Register's Office for Davidson County, Tennessee. Said Fred S. Corkran, Jr. having since died. John Steven Corkran is signing as Conservator for Coleta E. Corkran by Order No. 99-P-1868, Seventh Circuit Court, Probate Division, Davidson County, Tennessee.

This conveyance is made subject to 10-foot Public Utilities Easement, 50-foot building setback line from Bresslyn Road and conditions of owners certificate, as shown on plan of record in Book 2900, Page 134, and to restrictive covenants contained in an instrument of record in Book 3178, page 62, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 909 Bresslyn Road, Nashville, Tennessee 37205
(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 hand(s) this 31st day of October, 2001.

Coleta E. Corkran

Davidson County DEEDWARR
Recvd: 11/09/01 15:39 2pgs
Fees:13.00 Taxes:730.75

20011109-0123591

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public in and for said County and State, the within named Coleta E. Cochran, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31st day of October, 2001.

My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 31st day of October, 2001.

My Commission Expires _____

_____
Notary Public

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
RUDY TITLE AND ESCROW, LLC.

☐ 100 Hazel Path, Suite A
Hendersonville, Tennessee 37075

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☒ 2000 Glen Echo Road, Suite 209
Nashville, Tennessee 37215

☐ 4733 Andrew Jackson Parkway, Suite 1-C
Hermitage, Tennessee 37076

☐ 224 Old Hickory Boulevard, Suite B
Nashville, Tennessee 37221

☐ 1770 Kirby Parkway, Suite 207
Forum Building III
Memphis, Tennessee 38138