WARRANTY DEED

RETURN TO:
AMERICAN TITLE COMPANY
125 Cleaby Street
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,240.00

Ashley Cadreche
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JANUARY, 2002.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JUL. 23, 2003

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 01/23/02 13:08 2pgs
Fees:13.00 Taxes:504.09

20020123-0009153

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carlos Lowe	Carlos Lowe	Map 62-2
(NAME)	(NAME)	Group A
2909 Steamboat Drive		
(ADDRESS)	(ADDRESS)	Parcel 96
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
Barry D. Pendley , unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Carlos Lowe and Wife, Denise Lowe, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 96 on the Plan of Subdivision of river Trace Estates, Phase I, Section II, as of record in Plat Book 6900, Pages 158 and 159, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Barry D. Pendley ,unmarried by deed from John E. Solomon and wife, Jaqueline F. Solomon of record in Deed Book 11361, page 228, Register's Office for said County.

Declaration of Covenants, Conditions and Restrictions of record in Deed Book 6851, Page 370, Register's Office of said County

By-Laws in Book 6851, Page 390, Register's Office for said County.

Easement as shown of record in Deed Book 3959, Page 595, Register's Office for said County.

Charter and Articles of Organization of HOA in Book 6851, Page 363, Register's Office for said County.

Deed to HOA for Open Space in Book 7907, Page 168, Register's Office for said County.

Subject to all matters of record on the Boundary Plat for River Tract of record in Book 6250, Page 995, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 2909 Steamboat Drive, Nashville, TN 37214

(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 15th day of January, 2002.

Barry D. Pendley

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Barry D. Pendley ,unmarried the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 1/15/2002

My Commission Expires: 3/23/02 Notary Public

TRACEY TRUMPHOUR NOTARY PUBLIC AT LARGE TENN. WILSON COUNTY

File Number2201138
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122