Davidson County DEEDWARR
Recvd: 02/25/02 09:36 2pgs
Fees:13.00 Taxes:270.10

20020225-0023459

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $73,000.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF February, 2002.

Notary Public

MY COMMISSION EXPIRES: 5-20-2003

(AFFIX SEAL)

RITA B. MITCHELL NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

ET-02-2420

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: OWNER	MAP-PARCEL NUMBERS
Eric T. Lowman	~~Don Bass Family Partnership LP~~	
2418 Maplecrest Dr.	(NAME) ~~P.O. Box 8026~~ 400 Hayling Ct	084-12-0-69.00
(ADDRESS)	(ADDRESS) HERMITAGE TN 37076	
Nashville, Tennessee 37214	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(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 E.W. WILKERSON AND HARRY D. BASS, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ERIC T. LOWMAN AND MARY E. LOWMAN, 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:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 150 on the on the Map of Maplecrest Subdivision of record in Book 1835, Pages 27 & 28, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:
Beginning at a point on the southerly margin of Maplecrest Drive at the common corner of lots Nos. 150 and 151; thence in a northerly direction along the line between said two lots, 120 feet to a point: thence in an easterly direction along the line between Lots Nos. 150 and 174, a distance of 150 feet to the westerly margin of Fairway Drive; thence in a southerly direction along the westerly margin of Fairway Drive 114.07 feet to a point; thence continuing southerly and westerly direction around a curve 28.16 feet to a point on the southerly margin of Maplecrest Drive; thence in a westerly direction along the northerly margin of Maplecrest Drive, 107.07 feet to the point of beginning.

Being the same property conveyed to E.W. Wilkerson and Harry Bass from Zelma J. Watson , now being Zelma W. May and husband William A. May by Warranty Deed dated March 25, 1994 and recorded March 30, 1994 in Book 9294, Page 219, Register's Office for Davidson County, Tennessee.

This conveyance subject to Restrictions of record in Book 1874, Page 452, Register's Office for said County.

This conveyance subject to all easements of record in Book 1835, Pages 27 and 27, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 2418 Maplecrest Dr., Nashville, Tennessee 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 February, 2002.

E.W. Wilkerson

Harry D. Bass

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named E.W. Wilkerson and Harry D. Bass, the bargainor (s), 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 15th day of February, 2002.

My Commission Expires: 5-20-2003

RITA B. MITCHELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Rita B. Mitchell
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 15th day of February, 2002.

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