WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/17/04 11:02 2 pgs
Fees:13.00 Taxes:2160.43

20040317-0030294

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MARCH, 2004.

Notary Public

MY COMMISSION EXPIRES: September 17, 2007.
(AFFIX SEAL)

ANGELA M. LAKE NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Freeman	**Bank of the South**	**84-12 69**
(NAME)	(NAME)	
2418 Maplecrest Drive	**66 E. Hill Street**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**Mt. Juliet, TN 37122**	
(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, **Eric T. Lowman and wife Mary F. Lowman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Freeman and wife Julie B. Freeman**, 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. 150 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 is an easterly direction along the lien 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 **Eric T. Lowman and wife Mary F. Lowman** by deed of record in Instrument 20020225-0023459, Register's Office for **Davidson** County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **2418 Maplecrest 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 March, 2004**.

Eric T. Lowman

Mary F. Lowman

State of Tennessee
County of Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Eric T. Lowman and wife Mary F. Lowman 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 Antioch, Tennessee, this 15 day of March, 2004.

Commission expires: ~~09/17/07~~ 1-25-2006

Notary Public

