Record and Box 104

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF APRIL, 2005.

Notary Public

MY COMMISSION EXPIRES: .

AFFD My Commission Expires JULY 21, 2007

JASON C. PRITCHARD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 04/28/05 15:30 3 pgs
Fees:18.00 Taxes:1087.80

20050428-0047571

THIS INSTRUMENT WAS PREPARED BY
Riney Title & Escrow, LLC, 6320 Highway 41-A, Ste. 201, Pleasant View, TN 37146

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia Lowe	New owner	174-00-0-145.00
(NAME)	(NAME)	
5633 Cane Ridge Road		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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,

Darful Thomason, and wife Mary Ann Thomason,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Patricia 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:

SEE ATTACHED EXHIBIT A

This property is conveyed subject to: (1) Taxes which have been prorated and assumed by the Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5633 Cane Ridge Road, Antioch, TN 37013
(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 our hands this 22nd day of April, 2005.

Darful Thomason by Mindy Hill, Attorney in Fact

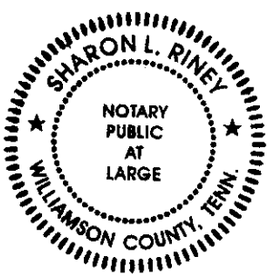
Mary Ann Thomason by Mindy Hill, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby certify that on this 22nd day of April, 2005, before me, a Notary Public in and for the State and County aforesaid, personally appeared Mindy Hill, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Darful Thomason and Mary Ann Thomason, and acknowledged that she executed the same by Power of Attorney, as the free act and deed of said Darful Thomason and Mary Ann Thomason.
Witness my hand and Notarial Seal this 22nd day of April, 2005.

Commission expires: 5-27-07



Sharon L. Riney

Notary Public

EXHIBIT A

BEING a certain parcel of land located in the 31st Councilmanic District, Davidson County, Tennessee; and further described as follows:

BEGINNING at an iron pin situated in the westerly margin of Cane Ridge Road; said iron pin being 886 feet more or less in a northerly direction from the northeast corner of the James Richard Kieffer et ux property as recorded in Book 4799, page 83, Register's Office, Davidson County, Tennessee (RODC, TN.); said iron pin also being 1098 feet more or less in a southerly direction from the centerline of Old Franklin Road; thence leaving the said margin of Cane Ridge Road S 72 degrees 28' 52" W 479.93 feet to an iron pin at a fence corner; thence generally with a fence line N 34 degrees 18' 40" W 164.58 feet to a concrete monument; thence leaving the fence line N 67 degrees 56' 21" E 510.81 feet to a concrete monument situated in the aforementioned margin of Cane Ridge Road; thence with the said margin of Cane Ridge Road S 32 degrees 20' 00" E 11.58 feet to a point; thence with a curve to the right having a radius of 532.87 feet a distance of 188.42 feet to the point of beginning. Also being Tract Two of the Neal L. Jennings Property subdivision as recorded in Book 5210, page 518, RODC, TN.

Being the same property conveyed to Darful Thomason and wife, Mary Ann Thomason by deed dated June 26, 1986, from Sue A. Melvin, a widow of record in Book 6910, page 101, Register's Office for Davidson County, Tennessee.

This document is executed pursuant to a Power of Attorney which is being recorded simultaneously herewith and is of record in Instrument Number 20050428—0047570, Register's Office for Davidson County, Tennessee.