27066

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/04/05 10:32 2 pgs
Fees:13.00 Taxes:502.20
20051104-0133814

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$135,730.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **31ST DAY OF OCTOBER, 2005.**

Notary Public

MY COMMISSION EXPIRES: **November 24, 2007.**

(AFFIX SEAL)

ROGER S. PROCHI NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
T.F. Homes, LLC	**Community South Bank**	**165-00-0 033.00**
(NAME)	(NAME)	
3863 Pin Hook Road	**1909 Shady Brook Street**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Columbia, TN 38401**	
(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, **James E. Lowe and wife Karen D. Lowe**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **T.F. Homes, LLC**, 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:

Land in the 2nd Civil District of Davidson County, Tennessee, described partly according to a survey made by George W. Watkins, Surveyor, October 10, 1952, as follows:

Beginning at an iron pin on the southerly margin of Pin Hook Road at the northeast corner of the property conveyed to Barnell Fowler and wife, by deed from L.L. Wilburn and wife, of record in Book 2093, Page 479, Register's Office for said County; thence with the eastern boundary line of said Fowler property and the property owned by Azilee Hill, South 1 degree West 325 feet to an iron pin in the northern boundary line of property South 87 degrees 30 minutes East 230 feet; thence North 1 degree East 325 feet, more or less to the southerly margin of said Pin Hook Road; thence with the southerly margin of said Road, North 87 degrees 30 minutes feet 230 feet to the beginning.

Being the same property conveyed to **James E. Lowe and wife Karen D. Lowe** by deed of record in, Instrument 20040120-0007424, and 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 **3863 Pin Hook 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 **my/our hand(s)** this **31st day of October, 2005**.

James E. Lowe

Karen D. Lowe

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 James E. Lowe and Karen D. Lowe 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 31st day of October 2005.

Commission expires: 11/24/07

Notary Public

ROGER SPROCHI NOTARY PUBLIC AT LARGE DAVIDSON CO., TN