WARRANTY DEED

DENISE E. COLE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $171,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JULY, 2006.

Notary Public

MY COMMISSION EXPIRES: My Commission Exp. Jan 26, 2008
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bryan Lowe	CTX Mortgage	149-15-0-A/348.00CO
(NAME)	(NAME)	
2416 Edencrest Dr.	801 94th Avenue North	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	St Petersburg, FL. 33702	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 07/31/06 16:09 2 pgs
Fees:13.00 Taxes:636.03
20060731-0092847

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, **Ami L. Runyan Gardner and husband Gregory A. Gardner,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bryan D. Lowe, an unmarried man,** 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 Davidson County, Tennessee, being Lot No. 72 on the Plan of Phase Four, Cambridge Forest for record in Instrument No: 20020813-0098017 and amended in Instrument No: 20030506-0060390, Register's Office for said County, To which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ami L. Runyan, an unmarried woman and Gregory A. Gardner, an unmarried man from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation dated May 24th, 2004 and filed for record in Instrument No. 20040615-0070731 in the Register's Office for Davidson County, Tennessee.

Subject to any and all matters as shown on the Plan of Record in Instrument No. 20020813-0098017, in the Register's Office for Davidson County, Tennessee.

Subject to any and all easements and restrictions on record in the Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

The 2006 County Taxes have been prorated and assumed by the Grantee.

Ami L. Runyan and Ami L. Gardner are one and the same person.

unimproved ☐

This is improved ☒ property, known as 2416 Edencrest Dr., 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 24th day of July, 2006.

Ami L. Runyan Gardner

Gregory A. Gardner

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 Ami L. Runyan Gardner and Gregory A. Gardner the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 24th day of July, 2006.

Commission expires: March 15, 2008

Judith C. Jacobs Notary Public

