Return to: First Title and Escrow Company, Inc.
File Number 26192

Davidson County DEEDWARR Recvd: 02/06/07 11:16 2 pgs Fees:13.00 Taxes:4127.35 20070206-0015405	STATE OF TENNESSEE) COUNTY OF DAVIDSON) THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS- $1,115,500.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of January, 2007. Notary Public MY COMMISSION EXPIRES: September 30, 2009 (AFFIX SEAL) CHRISTINA M. READ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires NOV. 22, 2010

THIS INSTRUMENT WAS PREPARED BY:

Return To: File Box 9B
First Title and Escrow Co. Inc.
2000 Richard Jones Rd Suite #110
Nashville, TN 37315
File # 26192

Mitchell A. Watts, Attorney at Law,
400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP
Robert W. Lowe, Jr.	New Owner	104-16-0
2400 Belmont Boulevard		GROUP
Nashville, Tennessee 37212		PARCEL 389.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Million One Hundred Fifty Thousand Dollars and Zero Cents ($1,150,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, KWI, Inc., a Tennessee corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Robert W. Lowe, Jr. and wife, Stephanie L. 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.

BEING Lot No. 1 on the Plan of Resubdivision of Lot 118 Belmont Heights as of record as Instrument No. 20051117-0138636 in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING part of the same property conveyed to KWI, Inc., a Tennessee corporation, by deed dated June 29, 2005, from Bebe Willis of record as Instrument No. 20050701-0076184 in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to covenants, conditions, restrictions, reservations and easements contained in former instruments of record pertaining thereto and to all matters shown on the plan of record and the property taxes for the current year which have been prorated between the parties herein and assumed by the Grantees herein.

This is:

unimproved ☐

Improved ☒ property known as 2400 Belmont Boulevard, Nashville, Tennessee 37212

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 Grantor does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors 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 hand this 19th day of January 2007.

KWI, Inc.

By: _____
Kenneth A. Wallace, President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kenneth A. Wallace, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of KWI, Inc., the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of January 2007.

_____
Mitchell A. Watts Notary Public

My commission expires: 9/30/2009

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY