This Instrument Prepared By:
Title Enterprise Service Company, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
2070146

LL#2090-181

Davidson County DEEDWARR
Recvd: 05/14/07 08:58 2 pgs
Fees:13.00 Taxes:587.93

20070514-0057089

**Send Tax Bills To:**

Bank of America
1400 Best Plaza Drive
Richmond, VA 23227

**New Owner is:**
Eric Law
1308 Birdsall Street
Old Hickory, TN 37138

MAP: 053-03-0-204.00

PARCEL:

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Paul Vincent Lowman**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Eric Law and wife, Valentine Law**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **1308 Birdsall Street, Old Hickory, TN 37138**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 181 on the Plan of Section "B" of the Village of Old Hickory, as shown on plat of record in Book 1424, page 67, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Paul Vincent Lowman, unmarried, by Warranty Deed fro TKR Properties, dated February 17, 2004 and recorded March 4, 2004 in Instrument No. 20040304-0024778, Register's Office for Davidson County, Tennessee. Paul Vincent Lowman is now married and his wife, Rebecca L. Lowman is signing deed to convey her marital rights.

This conveyance is subject to all matters of record on plat in Book 1424, page 67, Register's Office for Davidson County.

PVL RLL

**Sellers Initials**

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their

heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 10th day of May, 2007.

GRANTOR(S):

Paul Lowman

**PAUL VINCENT LOWMAN**

Rebecca L. Lowman

**REBECCA L. LOWMAN**

## ACKNOWLEDGEMENT

**STATE OF TENNESSEE**
**COUNTY OF** Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Paul Vincent Lowman and Rebecca L. Lowman**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 10th day of May, 2007.

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

M Lynn Bodden

**NOTARY PUBLIC**
My Commission Expires: 10-14-2009

**STATE OF TENNESSEE**
**COUNTY OF** Williamson

The actual consideration ~~or~~ value, whichever is greater, for this transfer is ~~$154,900.00~~ 158,900.00

Daniel S. Minor

**AFFIANT**

**SWORN TO** and subscribed before me this 10th day of May, 2007.

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

M Lynn Bodden

**NOTARY PUBLIC**
My commission expires: 10-14-2009