07

REALTY TITLE
Box 48A

WARRANTY DEED

B-CRYE-08-5845

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Rachel Lowell
Affiant

Subscribed and sworn to before me, this 8th DAY OF September, 2008.

Deborah K. Devine
Notary Public

MY COMMISSION EXPIRES: 11/22/08
(AFFIX SEAL)

Deborah K. Devine State of Tennessee Notary Public Davidson County

Davidson County DEEDWARR
Recvd: 09/12/08 11:24 2 pgs
Fees:13.00 Taxes:499.50

20080912-0093556

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. Michael Lowell	Magna Bank	
5845 Nolensville Pike #325 (ADDRESS)	P.O. Box 17257 (NAME)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Memphis, TN 38187-0257 (ADDRESS) (CITY) (STATE) (ZIP)	161-16-A-98.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we NINA WARSHAW, INDIVIDUALLY AND AS TRUSTEE FOR THE NINA WARSHAW REVOCABLE LIVING TRUST AGREEMENT DATED NOVEMBER 29, 2006, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto J. MICHAEL LOWELL AND BRANDI M. LOWELL, HUSBAND AND WIFE,, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 98, ON THE PLAN OF TOWNHOMES OF SHADOW GLEN, AS ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20040315-0029248; CORRECTED IN INSTRUMENT NO. 20040317-0030572; CORRECTED IN INSTRUMENT NO. 20040720-0086706, AMENDED IN INSTRUMENT NO. 20050520-0056857 AND SUPPLEMENTED WITH PLAT AS EXHIBIT "A" IN INSTRUMENT NO. 20050317-0029206, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM NINA E. WARSHAW, A MARRIED PERSON TO NINA WARSHAW, TRUSTEE FOR THE NINA WARSHAW REVOCABLE LIVING TRUST AGREEMENT DATED NOVEMBER 29, 2006 AS RECORDED ON THE 5TH DAY OF FEBRUARY, 2007 IN INSTRUMENT NO. 20070205-0015087 AND WARRANTY DEED FROM BEAZER HOMES CORP., A TENNESSEE CORPORATION TO NINA E. WARSHAW, A MARRIED PERSON AS RECORDED ON THE 26TH DAY OF AUGUST, 2005 IN INSTRUMENT NO. 20050826-0102058, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. NINA E. WARSHAW AND NINA WARSHAW ARE ONE AND THE SAME PERSON.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING RESTRICTIONS AND EASEMENTS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 7900, PAGE 38; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 8064, PAGE 815 AND INSTRUMENT NOS. 20040315-0029248, 20040317-0030572, 20040713-0083179, 20040720-0086706, 20040720-0086707, 20041021-0126776, 20041021-0126776, 20050118-0005927, 20050317-0029206, 20050425-0045905, 20050520-0056887, 20051007-0121715, 20051107-0134921, 20051207-0147464 AND 20060124-0009112; HOA CHARTER OF RECORD IN INSTRUMENT NO. 20040316-0029917; EASEMENT FOR INGRESS/EGRESS OF RECORD IN BOOK 8064, PAGE 831AND INSTRUMENT NO. 20000114-0004981; EASEMENT FOR SANITARY/STORM DRAINAGE OF RECORD IN BOOK 7382, PAGE 755 AND BOOK 9640, PAGE 881; EASEMENT FOR UTILITIES OF RECORD IN INSTRUMENT NO. 20040917-0112429; STORM WATER DETENTION AGREEMENT OF RECORD IN INSTRUMENT NO. 20030903-0127692; TRUST AGREEMENT OF RECORD IN INSTRUMENT NO. 20070205-0015086, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )

This is improved (X) property, known as 5845 Nolensville Pike #325, Nashville, Tennessee 37211
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 8th day of September, 2008.

Nina Warshaw Revocable Living Trust Agreement dated November 29, 2006

X Nina Warshaw, Trustee
Nina Warshaw, Trustee

X Nina Warshaw
Nina Warshaw, Individually

STATE OF Florida
COUNTY OF BROWARD

On this the 8th day of September, 2008, before me personally appeared Nina Warshaw, Trustee of the Nina Warshaw, Trustee for the Nina Warshaw Revocable Living Trust Agreement dated November 26, 2006, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 8th day of September, 2008.

Notary Public

My Commission Expires: 11/22/2012

JANET W. ANDOLINA
MY COMMISSION # DD 808065
EXPIRES: November 22, 2012
Bonded Thru Notary Public Underwriters

STATE OF [redacted] TN
COUNTY OF [redacted] Davidson

On this the 8th day of September, 2008, before me personally appeared Nina Warshaw to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 8th day of September, 2008.

Notary Public

SHAUNA DANIELS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires:
MY COMMISSION EXPIRES:
November 23, 2009

~~RETURN TO:~~
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903

Return to:
Realty Title & Escrow Co., Inc
206A Cool Springs Blvd, Ste 107
Franklin, TN 37067