File No. 290400915

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF JUNE, 2009.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Phillip Sykes, Attorney
Sykes Title
1152 College Street
Clarksville, TN 37040

BILL GARRETT, Davidson County
Trans: T20090040708 DEEDWARR
Recvd: 06/18/09 11:24 4 pgs
Fees: 23.00 Taxes: 684.50
20090618-0056757

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew C. Brown	**Andrew C. Brown**	**p/o 00300000900 (Davidson County)** **p/o 119-004.00 (Sumner County)**
(NAME) **2566 Tinnin Road**	(NAME) **2566 Tinnin Road**	
(ADDRESS) **Goodlettsville, TN 37072**	(ADDRESS) **Goodlettsville, TN 37072**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **GARY L. LOWE, AS EXECUTOR OF THE ESTATE OF RUBY CHRISTINE LOWE AND JAMES FRANKLIN LOWE, INDIVIDUALLY AND LARRY WAYNE LOWE, INDIVIDUALLY**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **ANDREW C. BROWN AND WIFE, CHRISTINA E. BROWN, AS TENANTS BY THE ENTIRETY**, hereinafter called the grantee(s), THEIR heirs and assigns, a certain tract or parcel of land in **Davidson and Sumner** County, State of Tennessee, described as follows, to-wit:

Land situated in the 6th Civil District of Millersville, Sumner County, Tennessee and the 99th Councilmanic District of Goodlettsville, Davidson County, Tennessee and being the same property conveyed to Walter F. Lowe, etal of record in Deed Book 2272, Page 451, R.O.D.C. and being more particularly described as follows:

Beginning at an iron pin (set) lying in the northerly margin of Tinnin Road (50' R.O.W.) said pin lying 878.3 feet from Ridge Hill Drive, and being the southwesterly corner of the herein described tract;

Thence, leaving said Tinnin Road, along or near the easterly and northerly lines of James Brown, etux of record in Deed Book 5367, Page 626, R.O.D.C. the next (3) three courses and distances:

Thence, North 34 degrees 40 minutes 53 seconds East, a distance of 264.69 feet to an 6" post;
Thence, North 23 degrees 55 minutes 58 seconds East, a distance of 5.47 feet to an iron pin (set);
Thence, North 48 degrees 01 minutes 26 seconds West, a distance of 337.66 feet to an iron pipe (old);

Thence, along or near the easterly lines of James Brown, etux of record in Deed Book 6416, Page 681, R.O.D.C. the next (10) courses and distances:

Thence, North 02 degrees 58 minutes 56 seconds West, a distance of 97.43 feet to an 24" cedar tree;
Thence, South 82 degrees 22 minutes 56 seconds East, a distance of 55.57 feet to an iron pin (set);
Thence, South 89 degrees 53 minutes 49 seconds East, a distance of 42.15 feet to an iron pin (old);
Thence, North 65 degrees 11 minutes 47 seconds East, a distance of 47.81 feet to an iron pin (old);
Thence, North 71 degrees 03 minutes 33 minutes East, a distance of 18.82 feet to an 12" elm tree;
Thence; South 76 degrees 34 minutes 42 seconds East, a distance of 58.38 feet to an iron pin (set);
Thence, North 00 degrees 29 minutes 05 seconds West, a distance of 300. 88 feet to an 24" hickory tree;
Thence, North 24 degrees 31 minutes 38 seconds East, a distance of 22.23 feet to an iron pin (set) at or near the centerline of Mansker Creek;
Thence, continuing along or near said centerline and the county line North 38 degrees 48 minutes 03 seconds West, a distance of 294.10 feet to a point at or near the centerline of said creek;
Thence, South 12 degrees 13 minutes 09 seconds West, a distance of 90.32 feet to an iron pin (set);
Thence, South 17 degrees 49 minutes 26 seconds West, a distance of 154.16 feet to an iron pin (set);
Thence, South 27 degrees 18 minutes 49 seconds West, a distance of 103.42 feet to 14" hickory;
Thence, South 17 degrees 47 minutes 54 seconds West, a distance of 62.42 feet to a 14" hickory;
Thence South 11 degrees 12 minutes 21 seconds East, a distance of 556.06 feet to an iron pin (set);

Thence South 11 degrees 40 minutes 05 seconds East, a distance of 152.06 feet to an iron pin (set);
Thence South 11 degrees 52 minutes 14 seconds East, a distance of 245.48 feet to an iron pin (set);
Thence South 14 degrees 59 minutes 06 seconds East, a distance of 89.48 feet to an iron pin (set);
Thence South 18 degrees 01 minutes 35 seconds East, a distance of 100.59 feet to an 18 inch tree;
Thence South 14 degrees 05 minutes 29 seconds East, a distance of 56.70 feet to an iron pin (set);
Thence South 19 degrees 39 minutes 10 seconds East, a distance of 99.31 feet to an iron pin (set);
Thence South 03 degrees 00 minutes 37 seconds East, a distance of 61.37 feet to an iron pin (set);
Thence South 02 degrees 30 minutes 06 seconds West, a distance of 107.27 feet to an iron pin (set);
Thence South 17 degrees 23 minutes 27 seconds West, a distance of 61.60 feet to an iron pin (old);

Thence along or near the westerly lines of John Corn, etux of record in Deed Book 52, Page 82, ROSC, the next (2) two courses and distances;

Thence South 18 degrees 00 minutes 44 seconds West, a distance of 223.40 feet to an iron pin (set);
Thence South 06 degrees 10 minutes 16 seconds East, a distance of 148.88 feet to an iron pin (old);

Thence along or near the westerly lines of Robin East of record in Deed Book 583, Page 797, ROSC, the next (2) two courses and distances;

Thence South 06 degrees 38 minutes 53 seconds East, a distance of 184.99 feet to a 30 inch hackberry;
Thence North 51 degrees 11 minutes 37 seconds West, a distance of 234.80 feet to a point at or near centerline of said creek; thence along or near the easterly line of Frank Tinnon of record in Deed Book 6830, Page 155, RODC, North 23 degrees 21 minutes 41 seconds West, a distance of 225.29 feet to an iron pin (set);

Thence along or near the easterly lines of Bradley Crabtree of record in Record Book 1265, Page 614, ROSC the next (6) six courses and distances;

Thence North 15 degrees 52 minutes 47 seconds West, a distance of 94.05 feet to an iron in (set);
Thence North 47 degrees 52 minutes 47 seconds West, a distance of 79.20 feet to an iron pin (set);
Thence North 07 degrees 07 minutes 13 seconds East, a distance of 79.20 feet to an iron pin (old);
Thence North 02 degrees 35 minutes 35 seconds West, a distance of 380.65 feet to an iron pin (set);
Thence North 00 degrees 31 minutes 12 seconds West, a distance of 352.93 feet to an iron pin (set);
Thence North 24 degrees 43 minutes 48 seconds east, a distance of 217.96 feet to an iron pin (set);

Thence leaving said Crabtree property and being along or near the southerly lines Lois Blackwell of record in Record Book 2471, Page 245 ROSC, the next (2) two courses and distances;

Thence North 58 degrees 28 minutes 48 seconds East, a distance of 544.83 feet to an iron pin (set);
Thence North 80 degrees 42 minutes 31 seconds East , a distance of 476.85 feet to a 24 inch White Oak with stake marked "property corner" at west side of tree:

Thence along or near the westerly lines of Garret Rittenberry of record in Record Book 2343, Page 730, ROSC, the next (19) nineteen courses and distances;

Thence South 19 degrees 16 minutes 59 seconds West, a distance of 308.84 feet to a post; Thence South 45 degrees 59 minutes 57 seconds West, a distance of 180.23 feet to a 14 inch hickory;
Thence South 47 degrees 41 minutes 16 seconds West, a distance of 47.11 feet to an iron pin (set);
Thence South 37 degrees 38 minutes 36 seconds West, a distance of 155.15 feet to an iron pin (set);
Thence South 05 degrees 51 minutes 56 seconds West , a distance of 40.06 feet to an iron pin (set);
Thence South 14 degrees 09 minutes 21 seconds East, a distance of 66.06 feet to an iron pin (set);

Thence along or near the northerly lines of Terry Oldham, et al of record in Record Book 55, Page 483, ROSC, the next (3) three courses and distances;

Thence South 87 degrees 25 minutes 02 seconds West, a distance of 39.90 feet to a 6 inch post;
Thence North 85 degrees 46 minutes 50 seconds West, a distance of 134.18 feet to an iron pin (set);
Thence North 70 degrees 16 minutes 23 seconds West, a distance of 129.49 feet to an iron pin (set) in the northerly margin of Tinnin Road;
Thence along the said northerly margin of Tinnin Road having a radius of 779.27 feet and a central angle of 6 degrees 53 minutes 54 seconds and being subtended by a chord which bears North 35 degrees 48 minutes 04 seconds West 93.77 feet; and having an arc distance of 93.82 feet to the point of beginning, containing 1,399,101 square feet or 32.12 acres, more or less, pursuant to survey by J. Allan Cummings, Crawford & Cummings, PC, TRLS # 2351, dated 4/29/08, and revised 6/12/08.

This legal description was provided by J. Allan Cummings, Crawford & Cummings, PC.

This being a part of the real estate conveyed to Walter F. Lowe and wife, Christine W. Lowe by deed of record in ORBV 2272, Page 451, RODCT. Christine W. Lowe a/k/a Ruby Christine W. Lowe died testate on December 16, 2008. By her Will of record in the Seventh Circuit Court of Davidson County, Tennessee #09P71, she devised all of her real property to her 3 children, James Franklin Lowe, Gary Lynn Lowe and Larry Wayne Lowe. Letters Testamentary issued to Gary L. Lowe on January 15, 2009.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2566 Tinnin Road, Goodlettsville, TN 37072
0 Tinnin Road, Goodlettsville, TN 37072

(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 hands this 6 day of June, 2009.

Gary L. Lowe, as Executor of the Estate of Ruby Christine Lowe

Gary L. Lowe

Larry Wayne Lowe

James Franklin Lowe

STATE OF Tennessee
COUNTY OF Sumner

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, **Gary L. Lowe**, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purposes there contained, and who further acknowledged that he is the **Executor** of **The Estate of Ruby Christine Lowe** (herein called the **"Maker"**), or a constituent of the **Maker** and is/are authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument on behalf of the **Maker** on this 6th day of June, 2009.

Witness my hand at office this 6th day of June, 2009.

Commission expires: 5/20/2013

FRANK B. FOX
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

Notary Public

STATE OF Tennessee
COUNTY OF Sumner

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, **Gary L. Lowe**, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 6th day of June, 2009.

Witness my hand at office this 6th day of June, 2009.

Commission expires: 5/20/2013

FRANK B. FOX
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

Notary Public

STATE OF Tennessee

COUNTY OF Sumner

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, **James Franklin Lowe**, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 6th day of June, 2009.

Witness my hand at office this 6th day of June, 2009.

Commission expires: 5/20/2013

Frank B Fox

Notary Public

FRANK B. FOX
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

STATE OF Tennessee

COUNTY OF Sumner

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, **Larry Wayne Lowe**, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 6th day of June, 2009.

Witness my hand at office this 6th day of June, 2009.

Commission expires: 5/20/2013

Frank B Fox

Notary Public

FRANK B. FOX
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

File Number: 290400915

RETURN TO:

Sykes Title
1152 College Street
Clarksville, TN 37040