Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 107
Franklin, TN 37067

Record & Return TO:
Foundation Title
30 Burton Hills Blvd #175
Nashville, TN 37215

07-1002-84154

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $217,500.00

Affiant

Subscribed and sworn to before me, this 18th day of February, 2010.

Notary Public
My commission expires ~~11/07/12~~ 9.15.13

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Expires September 15, 2010

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Jesse David Nemitz<br>643 Durrett Drive<br>Nashville TN 37211 | Same | 147-10-0-212.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Marvin T. Lowry and wife, Carolyn T. Lowry, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jesse David Nemitz, hereinafter called the Grantees, their successors 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. 6, on the Plan of B.J. Homebuilders Subdivision, Section One, of record in Book 8250, Page 833, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Marvin T. Lowry and wife, Carolyn T. Lowry by Quitclaim Deed from Marvin T. Lowry, dated August 18, 2004, recorded August 18, 2004, of record in Instrument No. 20040818-0099842, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 643 Durrett Drive, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20100010352 DEEDWARR
Recvd: 02/22/10 12:15 2 pgs
Fees:13.00 Taxes:804.75
20100222-0013307

WITNESS my hand this 18th day of February, 2010.

Marvin T. Lowry

Carolyn T. Lowry

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Marvin T. Lowry and Carolyn T. Lowry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 18th day of February, 2010.

Deborah K. Devine
State of Tennessee at Large

My Commission expires 11/07/12

