RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
Richard Jones Rd., Ste. 110
TN 37215
File # 9938
(Davidson County File Box 9-B)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110011885 DEEDWARR
Recvd: 02/28/11 10:28 2 pgs
Fees:13.00 Taxes:703.00
20110228-0015841

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS **25th** day of **February, 2011**
Notary Public
MY COMMISSION EXPIRES:
(AFFIX SEAL)

BETH M. BROCK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amanda R. Lowery and Walter C. Lowery	Fifth Third Mortgage	155080B06100CO
(NAME) 6120 S. Riverbend	(NAME) P.O. Box 630170	My Commission Expires FEB 9, 2013
(ADDRESS) Nashville, TN 37221	(ADDRESS) Cincinnati, OH 45263	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Timothy R. Beeding and wife, Amy S. Beeding**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Amanda R. Lowery and husband, Walter C. Lowery**, 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:

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Phase I of the South Colony at Riverbend, of record in Plat Book 6900, page 271, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description .

Being the same property conveyed to Timothy R. Beeding by Warranty Deed from Thomas A. Hoffman and wife, Patricia A. Hoffman, dated September 17, 2004 and recorded in Instrument No. 20040922-0114321, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 6120 S. Riverbend, Nashville, TN 37221

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 we do covenant with the said Grantees that we are 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 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 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 our hands this **25th** day of **February, 2011**

Timothy R. Beeding

Amy S. Beeding

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Timothy R. Beeding and wife, Amy S. Beeding,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **25th** day of **February, 2011**

Notary Public

My commission expires: 3/18/14

DAWN D. CHASE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY