BILL GARRETT, Davidson County
Trans:T20120008308 DEEDWARR
Recvd: 02/03/12 08:41 2 pgs
Fees:13.00 Taxes:425.50

20120203-0009782

WARRANTY DEED

DAWN D. CHASE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

File No.: ALW-12-3325

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,000.00

Laura M Winn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of January, 2012.

Notary Public

MY COMMISSION EXPIRES: 3/18/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laura Leigh Winn	Fifth Third Mortgage	52-13-B-272.00 CO
(NAME)	(NAME)	
3325 Penn Meade Drive	5001 Kingsley Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Cincinnati OH 45227	
(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, I/WE, JACKSON D. LOWERY, UNMARRIED, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and conveyed unto, LAURA LEIGH WINN, Unmarried 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 Lot 18, RIVER GLEN, PHASE III, SECTION 2, as shown on plat of record in Instrument No. 20020917-0113231, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jackson D. Lowery and Cassandra L. Lowery, husband and wife by Warranty Deed from NVR, Inc., a Virginia Corporation, Trading as Fox Ridge Homes, recorded on the 4th day of December, 2002 in Instrument No. 20021204-0149422, in the Register's Office of Davidson County, Tennessee.

Pursuant to Final Decree of Divorce, Docket Number 09D1653, in the Eighth Circuit Court of Davidson County, Tennessee, Cassandra L. Lowery has executed a Quitclaim Deed conveying her interest in subject property to Jackson D. Lowery. Said Quitclaim Deed is also recorded simultaneously herewith in Instrument Number 20120203-0009781, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3325 Penn Meade Drive, Nashville, TN 37214
(House Number) (Street) (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 GRANTEES, 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 31st day of January, 2012.

Jackson D. Lowery



STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jackson D. Lowery, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 31st day of January, 2012.

Notary Public
My Commission Expires: August 26, 2016

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171