WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120039374 DEEDWARR
Recvd: 05/30/12 10:55 2 pgs
Fees:13.00 Taxes:1498.50
20120530-0046608

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $469,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25TH day of May, 2012.

Notary Public

MY COMMISSION EXPIRES: 7-3-2012 (AFFIX SEAL)

VALERIE CANTRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Courtney Rogers	SWBC Mortgage Corporation	08309010100
(NAME) 320 E 58th Street, Apt 1H	(NAME) 9311 San Pedro, Suite 100	
(ADDRESS) New York, NY 10022	(ADDRESS) San Antonio, TX 78216	
(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/WE, **Walter J. Luther, Jr. and Christopher P. Lowry**, both unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Courtney Rogers**, an unmarried woman, 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 the West half of Lot No. 5 of Block 3 on the map of Bailey's Subdivision of Andrew Miller Home Place, of record in Book 161, page 73, Register's Office for said County.

Said part of lot fronts 50 feet on the Northerly side of Forrest Avenue and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Christopher P. Lowry and Walter J. Luther, Jr., both unmarried, by Warranty Deed from Joe W. Allen and Gary L. Lear, both unmarried, dated September 30, 2005 and filed on October 4, 2005 in Instrument Number 20051004-0119329, Register's Office of 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 ☒ property, known as 1301 Forrest Avenue, Nashville, TN 37206

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 May, 2012.

Walter J. Luther, Jr.

Christopher P. Lowry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Walter J. Luther, Jr. and Christopher P. Lowry**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 25th day of **May 2012.**

Notary Public

VALERIE CANTRELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 7-3-2012