This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20120078338 DEEDWARR
Recvd: 10/16/12 08:17 2 pgs
Fees:13.00 Taxes:819.55
20121016-0094502

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Broward

The actual consideration or value, whichever is greater is $221,500.00.

Affiant

Subscribed and sworn before me this the 9th day of October, 2012.

Notary Public
My commission expires: 7/5/16

SARAH BARNETT
MY COMMISSION # EE214537
EXPIRES July 05, 2016
(407) 398-0153 FloridaNotaryService.com

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Christine D Lowry	Primary Residential Mortgage	142-13B-92
1652 Glenridge Dr.	4750 W Wiley Post Way, Ste 200	
Nashville, TN 37221	Salt Lake City, Utah 84116	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, DENNIS M. COOK, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CHRISTINE D. LOWRY AND NICHOLAS LOWRY, as Joint Tenants, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 92 on the Plan of First Revision Riverside Phase 3, as of record in Instrument No. 20010404-0032691, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Dennis M Cook and James W Grantham, Jr., as joint tenants with the right of survivorship, by deed from Hayden Hamilton and wife, Tammy Hamilton dated April 29, 2005 of record in Instrument No. 20050503-0049297, said Register's Office.

The said James W. Granthan, Jr. having since died.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 1652 Glenridge Dr., 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 hand this the 9th day of October, 2012.

Dennis M. Cook

STATE OF Florida
COUNTY OF Broward

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Dennis M Cook, 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 and official seal this 9th day of October, 2012.

My commission expires: 7/5/16

L. Barnett
Notary Public

SARAH BARNETT
MY COMMISSION # EE214537
EXPIRES July 05, 2016
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