WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20120079942 DEEDWARR
Recvd: 10/22/12 11:06 2 pgs
Fees: 13.00 Taxes: 1276.50

20121022-0096459

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF OCTOBER, 2012.

Notary Public

MY COMMISSION EXPIRES: October 5, 2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JLT Investments, LLC	Same as New Owner	11716001200
(NAME)	(NAME)	
2303 21st Avenue South		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Fred A. Lowe, Jr., and wife, Marie B. Lowe, Trustees of the Lowe Joint Revocable Living Trust Agreement U/A/D 10/2/01, with full power to transfer and convey without the joinder of any beneficiaries,** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JLT Investments, LLC, a Tennessee limited liability company**, 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:

Being Lot No. 3 on the plan of Green Hills Subdivision of record in Book 547, page 128, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description and more particularly described as follows:

Said Lot No. 3 fronts 100 feet on the northerly side of Observatory Drive and runs back 1861/2 feet on the east line and 190 feet on the west line to a dead line and shows 160 feet on said dead line.

Being the same property conveyed to Fred A. Lowe and wife, Dorothy S. Lowe by deed from C. H. Mason and wife, Dorothy Mason of record in Book 3031, page 23, Register's Office for Davidson County, Tennessee. Fred A. Lowe a/k/a Frederic Albert Lowe, Sr., died on December 4, 1987 leaving all property to his wife, Dorothy S. Lowe by Last Will and Testaments in Will Book 162, page 181, Probate Clerk's Office for Davidson County, Tennessee. Dorothy S. Lowe a/k/a Dorothy Sawyer Lowe died on August 28, 1994, leaving the aforesaid property to her son, Frederic Albert Lowe, Jr. a/k/a Fred A. Lowe, Jr. by Last Will and Testament in Will Book 193, page 473, Probate Clerk's Office for Davidson County, Tennessee. Frederic Albert Lowe, Jr. Quitclaimed the property to Fred A. Lowe, Jr. and wife, Marie B. Lowe, Trustee of the Lowe Joint Revocable Living Trust Agreement U/A/D October 2, 2001, of record in Instrument No. 20011023-0115748, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2012 taxes, paid, prorated and assumed by the Grantees; all matters as shown on the plan of record in Book 547, page 128, to Sanitary Sewers and/or Storm Drainage Agreement of record in Book 3984, page 802, said Register's Office. Subject to the rights and claims of parties in possession. Subject to any and all leases not of public record. This property is being sold as is.

unimproved ☐

This is improved ☒ property, known as 1606 North Observatory Drive, Nashville, TN 37215

(House Number) (Street) (P.O. Address) (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 GRANTEES 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 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 12th day of October, 2012.

Fred A. Lowe, Jr., Trustee

Marie B. Lowe, Trustee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid State and County Fred A. Lowe, Jr. and Marie B. Lowe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath that they are the Trustees of the Lowe Joint Revocable Living Trust Agreement U/A/D 10/2/01, and as such being authorized by the Trust Agreement to execute the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 12th day of October, 2012.

Commission expires: October 5, 2015

Ann B. Waddell Notary Public

ANN B. WADDELL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON