BILL GARRETT, Davidson County
Trans:T20130056383 DEEDWARR
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Fees:18.00 Taxes:3222.70
20130702-0068458

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***871,000.00.

Robert W. Lowe Jr.
Affiant

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Subscribed and sworn to before me this 21 day of June, 2013.

Mitchell A Watts
Notary Public

My Commission Expires: 8.20.13

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Robert W. Lowe, Jr. 117 Wentworth Avenue Nashville, Tennessee 37215	SAME	MAP 116-16-0 B PARCELS 009.00 CO 041.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Eight Hundred Seventy One Thousand and 00/100 Dollars ($***871,000.00) cash in hand paid, the receipt of which is hereby acknowledged, we, Brian D. Setzer and Michael S. Dixon, both unmarried, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Robert W. Lowe, Jr. and Julia F. Lowe, husband and wife, (hereinafter called the "GRANTEES"), their heirs and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT I:

BEING Lot No. 9 and Reserved Tract A on the Plan of The Second Revision, The Iroquois of Nashville of record in Plat Book 6900, pages 61 and 62, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Brian D. Setzer and Michael S. Dixon, both unmarried, as Joint Tenants with Right of Survivorship, by Warranty Deed dated December 30, 2002, from Marge H. Ewers and husband, E. William Ewers, of record as Instrument No. 20021231-0162766 in the Register's Office for Davidson County, Tennessee.

TRACT II:

A tract of land in the First Civil District of Metropolitan Nashville-Davidson County, and being more particularly described as follows:

BEGINING at a point in the north right of way of a 30 foot access road, said point being approximately 405 feet east of the east right of way of Lynwood Boulevard, said point of beginning also being in the southwest corner of the herein described tract as shown on the proposed plat of the subdivision known as "The Iroquois" and proceeding as follows:

With the westerly line of the boundary of "The Iroquois", north 12 degrees 07'45" east a distance of 50 feet; thence with the southerly line of proposed Lot 10 on the proposed plat of "The Iroquois", south 83 degrees 37' 14" East, a distance of 75.02 feet to a point in the westerly line of a proposed street; thence with the westerly line of the proposed street and with a curve to the left having a radius of 529.45 feet a distance of 30.00 feet to a proposed radius turn-out monument; thence with the radius turn-out being a curve to the right having a radius If 20.00 feet, a distance of 31.27 feet to a proposed concrete monument; then with the northerly right of way of the 30 foot access road extended, north 83 degrees 33'36" West, a distance of 58.92 feet to the point of beginning and containing 3,372 square feet or 0.086 of an acre, more or less.

BEING all of the Reserved Parcel "A" on the proposed subdivision known as "The Iroquois" and being a portion of the property of Iroquois Associates as of record in Book 6554, page 674, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Michael S. Dixon and Brian Setzer, joint tenants with the right of survivorship, by Warranty Deed dated January 19, 2007, from Michael L. Viars of record as Instrument Number 20070124-0009893 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 117 Wentworth Avenue, Nashville, Tennessee 37215 (Tract I) and 0 Wentworth Avenue, Nashville, Tennessee 37215 (Tract II).

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEES, their heirs and assigns, in fee simple, forever.

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Plan of The Second Revision, The Iroquois of Nashville of record in Book 6900, pages 61 and 62, and corrected in Book 8575, page 511, Register's Office for Davidson County, Tennessee.

3. By-Laws of record in Book 6684, Page 267, in the Register's Office for Davidson County, Tennessee.

4. Storm Water Detention Agreement of record in Book 6400, Page 650, in the Register's Office for Davidson County, Tennessee.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm drainage of record in Book 4154, Page 212, in the Register's Office for Davidson County, Tennessee. (Reserve Parcel Only)

6. Subject to rights of others in and to the common areas and/or elements.

7. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6684, Page 243 and Book 6820, Page 732, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTORS have executed this instrument on this the 27 day of June, 2013.

Brian D. Setzer

Michael S. Dixon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal this 27 day of June, 2013.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY