BILL GARRETT, Davidson County
Trans: T20130095231 DEEDWARR
Recvd: 11/07/13 10:48 2 pgs
Fees: 13.00 Taxes: 925.00
20131107-0115581

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 250,000.00

Affiant

Subscribed and sworn to before me, this 31st day of October, 2013.

JANA D. DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public

My commission expires: MY COMMISSION EXPIRES MARCH 1, 2016

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
CHRISTOPHER PAUL LOWRY	SWBC Mortgage Corp	**08401012100**
1205 ROSEBANK AVE	9311 San Pedro Ave, Ste 100	
NASHVILLE, TN 37206	San Antonio, TX 78216	

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 ACKNOWLEDGE, WE,

CHRISTOPHER D LINZY, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CHRISTOPHER PAUL LOWRY, an unmarried man

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 Lot No. 4 on the Plan of Rose Estates, Section One, as shown on plat of record in Plat Book 3600, Page 37, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said lot.

BEING THE SAME PROPERTY CONVEYED TO CHRISTOPHER D LINZY BY WARRANTY DEED FROM EDWARD SMITH, MARRIED DATED 04/20/12 AND RECORDED ON 05/04/12 IN INSTRUMENT NO. 20120504-0038777, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 1205 ROSEBANK AVE, 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, have a good right to convey it and the same in 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 my/our hand(s) this 31st day of October, 2013.

CHRISTOPHER D LINZY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, CHRISTOPHER D LINZY, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of October, 2013.

MY COMMISSION EXPIRES
MARCH 1, 2016

Notary Public

My Commission Expires:_____

JANA D. DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

RETURN TO:

Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067