48793

BILL GARRETT, Davidson County
Trans:T20140000575 DEEDWARR
Recvd: 01/03/14 10:41 2 pgs
Fees:13.00 Taxes:925.00

20140103-0000756

Prepared by: + RETURN TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $250,000.00

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Affiant

Subscribed and sworn to before me, this 18 day of December, 2013.

Notary Public
My commission expires: April 13, 2015

02-1310-48793

Address of New Owner:	Send Tax Bills to:	Tax Information
ZACHARY SAEI 2601 Carter Ave. Nashville TN 37206	NEW OWNER	083-04-0-167.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Christopher C. Lowry, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ZACHARY SAEI, hereinafter called the Grantees, their successors 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. 423, on the Plan of Dugger Heights, Section IV, of record in Book 2083, Page 86, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Daniel Sheetz and wife, Patricia Sheetz by deed from James Ryan Oldham and wife, Courtney Rian Oldham and David E. Griffin and wife, Peggy L. Griffin, dated April 24, 2009, recorded April 28, 2009, of record in Instrument No. 20090428-0038164, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Christopher C. Lowry, unmarried by deed from Daniel Sheetz and wife, Patricia Sheetz, dated November 27, 2012, recorded November 28, 2012, of record in Instrument No. 20121128-0109362, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2601 Carter 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 14th day of November, 2013.

Christopher C. Lowry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Christopher C. Lowry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 19th day of NOVEMBER 2013.

Notary Public

SUSAN BROOKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2015

My Commission expires
11/03/2015