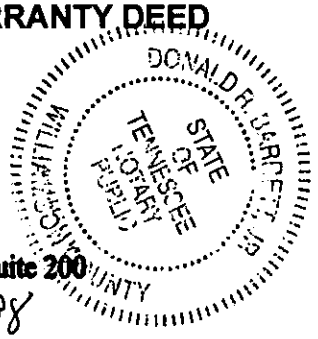
WARRANTY DEED



RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-18598

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of January, 2014.

Notary Public

MY COMMISSION EXPIRES: 8/21/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Catherine Lundquist	NEW OWNER	11507001700
(NAME)	(NAME)	BILL GARRETT, Davidson County
709 Brook Hollow Road		Trans:T20140005230 DEEDWARR
(ADDRESS)	(ADDRESS)	Recvd: 01/23/14 10:36 2 pgs
Nashville, TN 37205		Fees:13.00 Taxes:962.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20140123-0006398

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Richard H. Lowe, III** , hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Catherine Lundquist, a married woman**, hereinafter called the GRANTEE(S), her heirs and/or 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. 12, on the plan of Brook Meade, Section II, as shown on plat of record in Plan Book 2133, Page 76, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Richard H. Lowe, III by Deed of Trustee dated 12/06/2004 from Terry VandeLinde, Trustee of the Trust U/W Sherrie Lowe Spence dated 12/14/1959 of record in Instrument 20041229015427 2, Register's Office for Davidson County, Tennessee.

Said property is not the primary residence of said Grantor.

This conveyance is made subject to the following:

All matters as set forth per Book 2133, Page 76, said Register's Office.
County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 709 Brook Hollow Road, Nashville, TN 37205
(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 GRANTEE(S), her heirs and/or assigns forever; and we do covenant with the said

GRANTEE(S) 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 GRANTEE(S), her heirs and/or 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 17th day of January, 2014.

Richard H. Lowe, III

State of Tennessee
County of Williamson

Personally appeared before me Richard H. Lowe, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 17th day of January, 2014.

Notary Public
My Commission Expires: 8/27/17

DONALD R. WARREN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027