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 $***387,000.00.

Affiant

Subscribed and sworn to before me this 7th day of March, 2014.

Notary Public

My Commission Expires: 5-30-17

BILL GARRETT, Davidson County
Trans:T20140033213 DEEDWARR
Recvd: 05/13/14 14:20 2 pgs
Fees:13.00 Taxes:1431.90
20140513-0041010

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Julie Albertson 113 39th Avenue, North Nashville, Tennessee 37209	NEW OWNER	MAP 104-05-0 PARCEL 014.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Eighty Seven Thousand and 00/100 Dollars ($***387,000.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Jackson D. Lowery, married, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Julie Albertson, a single person, (hereinafter called the "GRANTEE"), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 65 on the Plan of Part - West Grove Subdivision, of record in Book 421, Page 87, 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 Jackson D. Lowery, unmarried, by Warranty Deed dated August 24, 2012, from Michael S. Burke, unmarried, of record as Instrument Number 20120829-0077772 in the Register's Office for Davidson County, Tennessee.

Elise D. Lowery, spouse of Jackson D. Lowery, joins in this conveyance to convey any interest she may have in the subject property, particularly any marital interest.

This is improved property known as 113 39th Avenue, North, Nashville, Tennessee 37209.

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

GRANTOR COVENANTS with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has 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 Grantee herein.

2. Matters, if any, shown on the Plan of Part – West Grove Subdivision of record in Book 421, page 87, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 GRANTOR has executed this instrument on this the 7th day of March, 2014.

Jackson D. Lowery

Elise D. Lowery

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 Jackson D. Lowery and Elise D. Lowery, 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 7th day of March, 2014.

Notary Public

My Commission Expires: 10.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY