RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $314,499.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of **May, 2014** Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20140034813 DEEDWARR
Recvd: 05/19/14 14:31 2 pgs
Fees:13.00 Taxes:1163.65
20140519-0042946

CHRISTINE L. LINDA STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 450 St. Andrews Drive, Suite C, Murfreesboro, TN 37128 My Commission Expires 9-18-17

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bryan D. Lowe and Michiru I. Lowe	**SAME**	072 - 03 - 0 135.00
(NAME)	(NAME)	
1220 McChesney Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	, ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 acknowledged, I/WE, **Shawn Paul James Brown, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Bryan D. Lowe and Michiru I. Lowe, husband and wife**, 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:

BEING Lot No. 190 on the Map of Inglewood Place of record in Book 332, page 101, Register's Office of Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Shawn Paul James Brown and wife, Julie A. Brown by Warranty Deed from Beth A. Thomas and husband, John B. Thomas, II dated April 21, 1999, of record in Book 11443, page 699, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Shawn Paul James Brown by Quitclaim Deed from Julie A. Brown dated April 19, 2002, of record in Instrument No. 20020509-0057280, Register's Office for Davidson County, Tennessee.

Further, Angelina Pusateri, spouse of Shawn Paul James Brown, joins in the execution of this instrument for the purpose of conveying her marital interest, if any, to said property.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☐ property, known as 1220 McChesney Ave, Nashville, TN 37216

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, has 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 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 our hands this **16th** day of **May, 2014**

Shawn Paul James Brown

Shawn Paul James Brown

Angelina Pusateri

Angelina Pusateri

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, **Shawn Paul James Brown and Angelina Pusateri**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **16th** day of **May, 2014**

Notary Public

My commission expires: _____

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Comm. Exp. 10-24-2017