(N)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140056852 DEEDWARR
Recvd: 08/05/14 08:54 2 pgs
Fees:13.00 Taxes:999.00

20140805-0070004

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of August, 2014

Notary Public:

MY COMMISSION EXPIRES: 5-17-2015 (AFFIX SEAL)

MISTY M. THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires (5-17-2015)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Darrell Burston	F&M Bank	Parcel ID:
1025 Riverspring Drive	50 Franklin Street	126160A36800CO
Nashville, TN 37221	Clarksville, TN 37040	

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, we

Jason E. Lowe and wife, Stephanie K. Lowe, fka Stephanie K. White

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Darrell Burston and wife, Alda Burston

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. 481 on the Final Plat of Riverwalk, Phase 2B, appearing of record in Instrument 20041020-0126319, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jason E. Lowe and Stephanie K. White, as joint tenants with rights of survivorship, by deed from The Craig Company, a Tennessee corporation, of record in Instrument 20060425-0047406, said Register's Office, dated April 19, 2006. The said Stephanie K. White is now known as Stephanie K. Lowe.

This conveyance is subject to Restrictions and By-Laws of record in Instruments 20011105-0121083; 20020424-0050565; 20040430-0049313; 20040506-0051985; 20050308-0025001; 20060320-0031638; 20061103-0136691; 20061214-0154502, said Register's Office.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20041020-0126319, said Register's Office; (3) Road & Utility Access Easement of record in Instr. 20010706-0072536, said Register's Office; (4) Landscape Easement of record in Instr. 20010919-0101280 and Instr. 20061103-0136691, said Register's Office; (5) Easements to Harpeth Valley Utility District of record in Book 7526, Page 315; Book 7526, Page 318; Book 7526, Page 324; and Instr. 20021125-0145984, said Register's Office; (6) PUD Boundary Plat of record in Instr. 20011024-0115969, said Register's Office; (7) Storm Water Detention Agreement of record in Instr. 20021119-0143687; Instr. 20010919-0101279; Instr. 20040826-0103240; Instr. 20040318-0030734, said Register's Office; (8) Easement to Tennessee Electric Power Company of record in Book 751, Page 375, and Book 787, Page 7, said Register's Office; (9) Right-of-Way Easement to Tennessee Valley Authority of record in Book 4205, Page 194; Book 4226, Page 715; Book 4230, Page 987; and Book 4257, Page 647, said Register's Office; (10) Easements & Rights to Nashville, Chattanooga, & St. Louis Railway of record in Book 513, Page 396, said Register's Office.

Stephanie K. White, Stephanie K. Lowe, Stephanie K. White Lowe, and Stephanie Lowe being one and the same person.

The signature of Jason E. Lowe and Stephanie Lowe is signed by their duly appointed Attorney-in-Fact, Kent Lowe, pursuant to the Power of Attorney of record in Instrument 20140805-0070003, said Register's Office.

This conveyance is subject to any and all; recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1025 Riverspring Drive, Nashville, TN 37221

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 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 1st day of August, 2014.

Jason E. Lowe by Kent Lowe as Attorney-in-Fact
Jason E. Lowe
By: Kent Lowe, as Attorney-in-Fact

Stephanie K. Lowe by Kent Lowe as Attorney-in-Fact
Stephanie K. Lowe
By: Kent Lowe, as Attorney-in-Fact

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, Kent Lowe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Jason E. Lowe and Stephanie K. Lowe aka Stephanie Lowe as their Attorney in Fact as the free act and deed of the within named Jason E. Lowe and Stephanie K. Lowe aka Stephanie Lowe.

Witness my hand and official seal at Nashville, Tennessee the 1st day of August, 2014.

My Commission Expires: 8/03/16

Notary Public

