WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140062359 DEEDWARR
Recvd: 08/22/14 11:16 2 pgs
Fees:13.00 Taxes:961.63

20140822-0076747

G-BR-14-1652

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Stephen Norman Gabor	ARK-LA-TEX Financial Services, LLC dba Benchmark Home Loans	
(NAME)	(NAME)	
1652 Glenridge Drive	5160 Tennyson Parkway, Suite 2000W	**142-13-0B-092.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Plano, Texas 75024	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **CHRISTINE D. LOWRY AND NICHOLAS LOWRY, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **STEPHEN NORMAN GABOR, AN UNMARRIED MAN,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 92 on the Plan of First Revision Riverside Phase 3 of record in Instrument Number 20010404-0032691, 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 Christine D. Lowry and Nicholas Lowry, as joint tenants by deed from Dennis M. Cook of record in Instrument No. 20121016-0094502 Register's Office for Davidson County, Tennessee, dated October 9, 2012 and recorded on October 16, 2012.

This conveyance is subject to:
- Taxes for the year 2014 and subsequent years.
- Subject to all matters shown on the Plan of record as Instrument Number 20010404-0032691, Register's Office of Davidson County, Tennessee.
- Subject to all matters and bearings on Plan of Phase I and Boundary Plat of Riverside of record in Plat Book 6900, Page 490, Register's Office for Davidson County, Tennessee.
- Subject to all matters on the Plan of First Revision, Riverside, Phase 3, of record as Instrument Number 20010404-0032691, Register's Office for Davidson County, Tennessee.
- Declaration of Easements and Restrictive Covenants for Riverside of record in Book 7185, Page 619, Book 7405, Page 780, Book 8104, Page 211, Book 11063, Page 996, and Instrument No. 20040419-0044162, Register's Office for Davidson County, Tennessee.
- Charter of Riverside Homeowners Association, Inc. of record in Book 7829, Page 703, Register's Office for Davidson County, Tennessee.
- Easements for waterlines of record in Book 6970, Pages 275 and 281, Register's Office for Davidson County, Tennessee.
- Easements for conservation greenway of record in Instrument Number 20041019-0125877, Register's Office for Davidson County, Tennessee.
- Common area of record in Instrument Number 20040608-0067841, 20040608-0067842, 20040608-0067844, Register's Office for Davidson County, Tennessee.
- Easement for Public Utilities of record in Book 6970, Page 278, Register's Office for Davidson County, Tennessee.
- Easement for Ingress/Egress of record in Book 7103, Page 48, Register's Office for Davidson County, Tennessee.
- Easement for Sewer Line of record in Book 7803, Page 642, Register's Office for Davidson County, Tennessee.
- Easement to Metro Government of record in Book 6972, Page 45, Register's Office for Davidson County, Tennessee.
- Permanent Drainage Easement of record in Book 7574, Page 645, Register's Office for Davidson County, Tennessee.

- Sewer Line Easement of record in Book 7489, Page 638, Register's Office for Davidson County, Tennessee.
- Agreement concerning road and right-of-way of record in Book 7400, Page 645, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1652 Glenridge Drive , Nashville, Tennessee 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 GRANTEE(S), their heirs and 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), 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/our hand(s) this the 14th DAY OF AUGUST, 2014.

Christine D. Lowry

Nicholas Lowry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTINE D. LOWRY AND NICHOLAS LOWRY, the within named bargainor, 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 the 14th of August, 2014.

Notary Public
My Commission Expires: _____
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M14-1175