BILL GARRETT, Davidson County
Trans:T20140088553 DEEDWARR
Recvd: 11/24/14 15:34 2 pgs
Fees:13.00 Taxes:449.55
20141124-0108320

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,500.00

Carmen Coats
Affiant

Subscribed and sworn to before me, this 17TH DAY OF NOVEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ANNE MARIE CHANDLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires August 23, 2016

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	PARCEL NUMBERS
Christopher C. Lowery, an unmarried man	Regions Bank dba Regions Mortgage (NAME)	03312003700
113 Marita Avenue (ADDRESS)	2050 Parkway Office Circle (ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Birmingham, AL 35244 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Linda Poley-Ray, an unmarried woman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Christopher C. Lowery, an unmarried man, hereinafter called the Grantees, 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. 173, ON THE PLAN OF GATEWOOD, SECTION 1, OF RECORD IN BOOK 3300, PAGES 47-52, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO LINDA POLEY-RAY BY DEED FROM EDWARD D. HARBISON, INDIVIDUALLY AND EDWARD D. HARBISON, AS TRUSTOR AND/OR TRUSTEE OF THE HARBISON FAMILY TRUST, DATED DECEMBER 10, 2007, IN INSTRUMENT NO. 20071217-0144847, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

2015 PROPERTY TAXES A LIEN, NOT YET DUE AND PAYABLE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 113 Marita Avenue, Goodlettsville, TN 37072
(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 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 my/our hand(s) this 17th day of November, 2014.

WARRANTY DEED
(Continued)

*Linda Poley-Ray by Monica Anaya her attorney-in-fact

Linda Poley-Ray by Monica Anaya
her attorney-in-fact

State of CALIFORNIA
County of SAN JOAQUIN

On this 17th day of November, 2014, before me personally appeared before me, a Notary Public in and for the aforesaid County and State, Monica Anaya, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Linda Poley-Ray and acknowledged that such person executed the same as the free act and deed of Linda Poley-Ray.

Witness my hand and seal, this 17th day of November, 2014.

*

Notary Public
My commission expires: 2/11/15

SALVADOR SANDOVAL
Commission # 1921846
Notary Public - California
San Joaquin County
My Comm. Expires Feb 11, 2015

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072