WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 122,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of December, 2014

Notary Public:

MY COMMISSION EXPIRES:
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20140095323 DEEDWARR
Recvd: 12/19/14 14:53 2 pgs
Fees:13.00 Taxes:451.40
20141219-0116494

GREG FAIRBETTS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

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:
Keith A. Lowen	Avenue Bank	Parcel ID:
2403 Cabin Hill Road	3823 Cleghorn Avenue	07311010600
Nashville, TN 37214	Nashville, TN 37215	

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

Kari Smith and husband, Jason Smith

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Keith A. Lowen, married
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. 29 on the Plan of Revised Plan of Sunset View, Phase One, as shown on plat of record in Plat Book 2663, Pages 27 and 28, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Kari Smith, a married woman, by deed from Sloan Sparkman, married, of record in Instrument 20040507-0052104, said Register's Office, dated April 7, 2004.

This conveyance is subject to Restrictions of record in Book 2492, Page 307 and Page 631, and Book 2745, Page 570, said Register's Office.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 2663, Pages 27 and 28, said Register's Office; (3) Sanitary Sewer Easement in Book 6733, Page 935, 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 2403 Cabin Hill Road, Nashville, TN 37214

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 hand this 16th day of December, 2014.

Kari Smith

Jason Smith

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 Kari Smith and husband, Jason Smith, 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 at Nashville, Tennessee, this 16th day of December, 2014.

My Commission Expires: 5/5/15

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.