(1)

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

BILL GARRETT, Davidson County
Trans:T20150031621 DEEDWARR
Recvd: 04/27/15 10:39 2 pgs
Fees:13.00 Taxes:1391.20
20150427-0037350

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $376,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of April, 2015.

Notary Public

My commission expires:

RUSSELL J. McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
COMMISSION EXPIRES JUNE 25, 2017

**THIS INSTRUMENT PREPARED BY**
**McCann & Hubbard**
**1804 Williamson Court, Suite 201**
**Brentwood, TN 37027**

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Thomas H. Repass, II** | **New Owner** | **116-12-0-H-003.00CO** |
| **3805 Abbott Martin Road #C** | | |
| **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 ACKNOWLEDGE, WE,

**Arthur K. Lowen, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Thomas H. Repass, II**

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 Unit No. 3805-C, together with the appurtenant interest in the common elements of Abbott Glen Condominium, a horizontal property regime established by Master Deed, of record in Book 8133, page 503, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A-2" to the aforementioned Master Deed.

Being the same property conveyed to Arthur K. Lowen, single, by Warranty Deed from Katherine L. Johnston and husband, Brian H. Johnston, dated October 20, 2004 of record as Instrument # 20041021-0126909, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Charter HOA of record in Book 8130, page 125 and Book 8133, page 561, Register's Office for Davidson County, Tennessee.
Encroachment Indemnity Agreement of record in Book 8148, page 375, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed of record in Book 8133. page 503, Register's Office for Davidson County, Tennessee.
Subject to HOA dues -- if any.
By-Laws of record in Book 8133, Page 542, Register's Office for DAVIDSON County, Tennessee.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 3805 Abbott Martin Road #C, Nashville, TN 37215.

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 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 23rd day of April, 2015.

Arthur K. Lowen

*Rebecca S. Lowen, spouse of Arthur K. Lowen, joins in the execution of this instrument for the purpose of conveying his/her marital interests, if any, in subject property.

Rebecca S. Lowen

**STATE OF TENNESSEE**
**COUNTY OF Williamson**

Personally appeared before me, a Notary Public of said County and State, Arthur K. Lowen and Rebecca S. Lowen, husband and wife, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of April, 2015.

Notary Public

My Commission Expires:

RUSSELL J. McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

COMMISSION EXPIRES JUNE 25, 2019

File #: **150167JM**
**RECORD & RETURN TO:**
**McCann & Hubbard**
**1804 Williamson Court, Suite 201**
**Brentwood, TN 37027**