THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15064431**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $725,000.00. Affiant Subscribed and sworn to before me, this 30th day of June, 2015. Notary Public My Commission Expires:

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-21-2016

BILL GARRETT, Davidson County
Trans:T20150054776 DEEDWARR
Recvd: 07/07/15 14:35 2 pgs
Fees:13.00 Taxes:2682.50
20150707-0065833

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Patrick O. Lowry 815 Timber Lane Nashville, TN 37215	New Owner	Tax Parcel ID No. 11702005400

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Diane C. Clements, Executor of the Estate of Daniel C. Clements and Diane C. Clements, sole beneficiary of the Estate of Daniel C. Clements** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Patrick O. Lowry**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 16, of Block 5, on the Plan of the Stokes Tract, of record in Plat Book 974, Page 24, Register's Office for Davidson County, Tennessee.

Beginning at an iron pin, said pin being in the Easterly margin of Timber Lane; Thence, with said margin of Timber Lane, N 4 degrees 00 minutes 00 seconds E 95.00 feet to an iron pin; Thence leaving said margin of Timber Lane, S 83 degrees 39 minutes 52 seconds E 194.15 feet to an iron pin; Thence, S 9 degrees 26 minutes 44 seconds W 100.40 feet to an iron pin; Thence N 82 degrees 00 minutes 44 seconds W 184.91 feet to the point of beginning.

Being the same property conveyed to Daniel C. Clements by Warranty Deed from Daniel C. Clements, Trustee and Executor of the Estate of Rosalind C. Clements with full power to convey, recorded on the 30th day of October, 2001 in Instrument No. 20011030-0118150, in the Register's Office of Davidson County, Tennessee.

Daniel C. Clements having died January 22nd, 2015 in Davidson County, Tennessee. Said property having passed to the Estate of Daniel C. Clements upon his death, and admitted to Probate on April 2nd, 2015 as Docket 15P-492 in the Seventh Circuit Court of Davidson County, Tennessee. Letters of Testamentary signed on April 2nd, 2015 by Richard R. Rooker, Clerk, appointing Diane C. Clements as Executor of the estate of Daniel C. Clements and therefore empowering her to convey said property above

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF THE STOKES TRACT, as recorded in Plat Book 974, Page(s) 24.

This is improved property located at 815 Timber Lane Nashville, TN 37215,

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of June, 2015.

Estate of Daniel C. Clements

BY: Diane C. Clements, Executor
Diane C. Clements, Executor

Estate of Daniel C. Clements

BY: Diane C. Clements
Diane C. Clements, Sole Beneficiary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Diane C. Clements, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Sole Beneficiary and Executor of The Estate of Daniel C. Clements, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of June, 2015.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018