WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of August, 2015

Notary Public:

MY COMMISSION EXPIRES: 7-2-18
(AFFIX SEAL)

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:
David Jackson	David Jackson	Parcel ID:
204 Samuel Ct.	204 Samuel Ct.	07509012100
Hermitage, TN 37076	Hermitage, TN 37076	

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

Shirley Lowe, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

David Jackson and wife, Beverly Purvis

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:

Being Lot No. 281 on the Revised Map of Hermitage Hills Subdivision, Section Two Revised, as of record in Book 2900, Page 112, Register's Office for Davidson County, Tennessee.

Beginning at a monument on the northeasterly side of Bonnaridge Drive; thence around a curve to the right 34.67 feet to a monument on the easterly side of Bonnavista Drive; thence along the margin of said Drive; North 85 feet to a point; thence easterly between Lots Nos. 228 and 281, 126.5 feet to a monument; thence southeasterly with the line between Lots Nos. 227 and 281, 41.2 feet to a monument; thence southwest with the line between Lots 281 and 282, 150 feet to the margin of Bonnaridge Drive; thence northwesterly along the margin of said Drive 98.61 feet to a monument, the point of beginning.

BEING the same property conveyed to Shirley Lowe by Quitclaim Deed from Robert Kelley Lowe, of record in Book 9856, Page 298, dated November 3, 1995, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 3096, Page 5, Register's Office for said County.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 2900, Page 112, 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 201 Bonnaridge Drive, Hermitage, TN 37076

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 24th day of August, 2015.

Shirley Lowe

Shirley Lowe

BILL GARRETT, Davidson County
Trans: T20150072053 DEEDWARR
Recvd: 08/25/15 13:46 2 pgs
Fees: 13.00 Taxes: 277.50
20150825-0085962

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 Shirley Lowe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of August, 2015.

My Commission Expires: 7.2.18

Notary Public



