Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 290
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Kimberly Beard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 19th day of October, 2015

Notary Public
Commission Expires: January 11, 2017

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kimberly Knotts 704 Ortega Rd. Nashville, TN 37214	New Owner	096-16-0-040.00

WARRANTY DEED

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, I/WE,

Marvin N. Lowman, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ross Edward Bagwell and Kimberly Lauren Knotts, as Joint Tenants with full Rights of Survivorship

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. 39 on the plan of Hickory Bend, Section 5, as of record in Book 3600, Page 45, Register's Office for Davidson County, Tennessee.

Said Lot No. 39 fronts 128 feet on the westerly side of Ortega Road and extends back 74.5 feet on its northerly line, and 131.4 feet on the southerly line, to a dead line measuring 113.7 feet thereon.

BEING the same property conveyed to Marvin N. Lowman, a single man, by Warranty Deed from Clifford M. King and wife, Glenda D. King, dated 8/26/10 and recorded 8/30/10 in Instrument No. 20100830-0068722, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 704 Ortega Rd., 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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Elizabeth C. Lowman, wife of Marvin N. Lowman joins in the execution of this instrument to convey any marital interest she may have in the subject property.

Davidson County DEEDWARR
Recvd: 10/19/15 15:36 3 pgs
Fees:18.00 Taxes:795.50
20151019-0106264

Dated this the 16 day of October, 2015.

Marvin N. Lowman

Marvin N. Lowman

Elizabeth C. Lowman

Elizabeth C. Lowman

STATE OF Texas
COUNTY OF Brazos

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Marvin N. Lowman and Elizabeth C. Lowman** 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 THE UPS STORE #2647, this 16th day of OCTOBER, 2015.

MEAGAN D. MOORMAN
Notary Public, State of Texas
My Commission Expires
August 20, 2019

Notary Public
My Commission Expires: 8/20/2019

(Notary Seal)

True Copy Certification

I, J. Andrew Wiley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Stephanie McPeake [Name of Notary], a notary public for this county and state, J. Andrew Wiley [Name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: January 11, 2017

{Notary' Seal}

