BILL GARRETT, Davidson County
Trans:T20150101999 DEEDWARR
Recvd: 12/02/15 12:35 2 pgs
Fees:13.00 Taxes:2775.00

20151202-0121530

6

# WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of December, 2015.

Notary Public

MY COMMISSION EXPIRES: May 08, 2017

(AFFIX SEAL)

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

**THIS INSTRUMENT WAS PREPARED BY**
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Michael D. Newton | Michael D. Newton | 130080E015.00 |
| (NAME) | (NAME) | |
| 105 Wellington Park Court | 105 Wellington Park Court | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37215 | Nashville, TN 37215 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Sandra Roaden Brewer-Lowery and husband, Jerry Lowery,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Michael D. Newton,** 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. 15, on the Plan of Wellington Park, as shown on plat of record in Plat Book 6200, Page 409, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed Sandra Brewer, an unmarried woman and George R. Kramer, Jr. an unmarried man by deed dated September 1, 2004 from Martin B. Shuster and wife, Laura S. Shuster of record in Instrument No. 20040902-0106288, Register's Office for Davidson County, Tennessee. The said George R. Kramer, Jr. being one and the same as George Robert Kramer, Jr., thereafter conveyed his interest in said property to Sandra Roaden Brewer by Quitclaim Deed dated June 13, 2006 and recorded in Instrument No. 20060703-0079587, Register's Office.

Sandra Roaden Brewer is now married to Jerry Lowrey and is now known as Sandra Roaden Brewer-Lowrey.

Jerry Lowrey joins in this conveyance to relinquish any and all right, marital, homestead, or otherwise, which he may have in the herein described property by virtue of his marriage to Sandra Roaden Brewer-Lowrey.

unimproved ☐

This is improved ☑ property, known as 105 Wellington Park Court, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hands this 1ST day of December, 2015.

Sandra Roaden Brewer-Lowery

Jerry Lowery

State of Tennessee
County of Davidson

Personally appeared before me Sandra Roaden Brewer-Lowery and Jerry Lowery, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 1st day of December, 2015.

I. DYKE TATUM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public I. Dyke Tatum
My Commission Expires: May 08, 2017

File No.: 15-105wellington