WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF APRIL, 2016.

Notary Public

MY COMMISSION EXPIRES: 2/29/2020

(AFFIX SEAL)

WHITNEY LEHMAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

R-VRES-16-906-T

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Amanda Woller	New Owner	
(NAME)	(NAME)	**082-13-0B-006.00-CO**
906 Ireland Street	Same	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TOM C. LOWDER, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AMANDA WOLLER, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 6 of Ireland 28 Condominium, also known as Ireland Street 28, a Horizontal Property Regime, as shown on Plat in Instrument No. 20040405-0037953 and established by Master Deed of record in Instrument No. 20040416-0043331 and amended Instrument No. 20040429-0048695, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Tom C. Lowder, unmarried by Warranty deed from Brandon H. Knell, unmarried of record in Instrument No. 20110701-0050727 Register's Office for Davidson County, Tennessee, dated June 27, 2011 and recorded on July 01, 2011. The said Tom C. Lowder having since married; his spouse Iris F. Lowder joins herein to convey any and all marital interest she may have in the subject property.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent.
- Plan of record in Plat at Instrument No. 20040405-0037953, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Ireland 28 of record in Instrument Number 20040416-0043331, as amended in Instrument No. 20040429-0048695, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20040414-0041924, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **906 Ireland Street, Nashville, Tennessee 37208**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20160029027 DEEDWARR
Recvd: 04/11/16 09:24 2 pgs
Fees:13.00 Taxes:1258.00
20160411-0034232

Witness my/our hand(s) this the 8th DAY OF APRIL, 2016.

Tom C. Lowder by John Gleaves as Attorney in Fact

Iris F. Lowder by John Gleaves as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of TOM C. LOWDER and IRIS F. LOWDER, and who acknowledged he/she/they executed the same as the free act and deed of the said TOM C. LOWDER and IRIS F. LOWDER.

Witness my hand and official seal, this the 8th of April, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212