Return To:
Four Star Title, LLC
3506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160031963 DEEDWARR
Recvd: 04/19/16 12:36 2 pgs
Fees:13.00 Taxes:2046.10
20160419-0037745

R-VRES-16-3801-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $553,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF APRIL, 2016.

Notary Public

MY COMMISSION EXPIRES: 2/6/18
(AFFIX SEAL)

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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)
Lucas Lowes and Alexis Lowes	Southern Bank of TN	
(NAME)	(NAME)	**117-16-0C-001.00-CO**
3801 Granny White Pike	1499 N. Mt. Juliet Rd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Mt. Juliet TN 37122	
(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, **ASA BENTON ALLEN, JR., UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LUCAS LOWES AND ALEXIS LOWES, HUSBAND AND WIFE,** 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 A, as shown on Exhibit B to the Master Deed of the Grandview Condominium of record in Instrument No. 20040310-0027438, as amended by the First Amendment to the Master Deed of record in Instrument No. 20050310-0026849, Register's Office for Davidson County, Tennessee to which Master reference is hereby made for a more complete and accurate description of said Unit.

Being the same property conveyed to Asa Benton Allen, Jr. by Quitclaim deed from Laura Maxine Stein Allen of record in Instrument No. 20140422-0033860 Register's Office for Davidson County, Tennessee, dated March 14, 2014 and recorded on April 22, 2014.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent.
- Plan of record in Plat Book 843, Page (s) 22 and 23, Register's Office for Davidson County, Tennessee.
- Deed of conveyance for sanitary sewer of record in Book 5011, Page 673, in the Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20040310-0027438 and amended in Instrument No. 20050310-0026849 , 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: **3801 Granny White Pike, Nashville, Tennessee 37204**.

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.

Witness my/our hand(s) this the 5th DAY OF APRIL, 2016.

Asa Benton Allen, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ASA BENTON ALLEN, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of April, 2016.

Notary Public
My Commission Expires: _____
(SEAL)



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