BILL GARRETT, Davidson County
Trans:T20160065628 DEEDWARR
Recvd: 08/01/16 08:57 2 pgs
Fees:13.00 Taxes:1035.63
20160801-0078706

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 16078617

RETURNED TO:
ERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $279,900.00.

Robin Edwards
Affiant

Subscribed and sworn to before me, this 28th day of July, 2016.

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Kim Murray
Notary Public
My Commission Expires: 3/25/18

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kara Ann Lindquist Lowen and Gregory B Lowen 2825 Hazelwood Drive Nashville TN 37212-5709	New Owner	Tax Parcel ID No. 117-04-0B-003.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **TDF Properties, LLC, a Tennessee Limited Liability Company,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kara Ann Lindquist Lowen and Gregory B Lowen, husband and wife,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being part of Lots 1, 2, 3 and 4 of Revised Hazelwood Heath Subdivision, of record in Plat Book 6200, Page 143, and also known as Unit 3 as shown on plat of record as Exhibit "A" of Master Deed 6406, Page 287, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same as set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Hazelwood Heath Condominiums of record In Book 6406, Page 287, In the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirement thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "A" to said Master Deed.

Being the same property conveyed to TDF Properties, LLC, a Tennessee Limited Liability Company by Quit Claim deed from David W. Farmer and wife, Tracy D. Farmer of record in Instrument No. 20130802-0081118 Register's Office for Davidson County, Tennessee, dated July 29, 2013 and recorded on August 02, 2013.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2016, a lien not yet due and payable.

Subject to all matters shown on the Plan of Revised Hazelwood Heath Subdivision of record in Plat Book 6200, Page 143, Register's Office for Davidson County, Tennessee.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Hazelwood Heath Condominiums of record in Book 6406, Page 287, Register's Office for Davidson County, Tennessee.
By-Laws of record in Book 6406, Page 323, Register's Office for Davidson County, Tennessee.
Articles of Incorporation of HOA of record in Book 6788, Page 618, Register's Office for Davidson County, Tennessee.

This is improved property located at 2825 Hazelwood Drive Nashville TN 37212-5709

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of July, 2016.

TDF Properties, LLC

BY: _____
David William Farmer, Member

BY: _____
Tracy Dykes Farmer, Member

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David William Farmer and Tracy Dykes Farmer, with whom I am personally acquainted, and who upon oath acknowledged themselves to be Members of TDF Properties, LLC, the within named bargainor, a Tennessee limited liability company, and that they as such Members, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as its Members.

Witness my hand, at office, this 28th day of July, 2016.

_____
Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 25, 2018