BILL GARRETT, Davidson County
Trans:T20160084941 DEEDWARR
Recvd: 09/27/16 14:09 2 pgs
Fees:13.00 Taxes:1184.00
20160927-0101924

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of September, 2016

Notary Public:

MY COMMISSION EXPIRES: 5/5/20
(AFFIX SEAL)

PATRICIA NICHOLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Christopher H. Lowery	First Community Mortgage, Inc.	Parcel ID:
3654 Hoggett Ford Rd.	275 Robert Rose Dr.	09700010800
Hermitage, TN 37076	Murfreesboro, TN 37129	

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, we

Mary Etta Markman, f/k/a Mary E. Griggs and husband, James E. Markham

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Christopher H. Lowery and wife, Danielle A. Lowery

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:

Tract No. 1:
Land in the 4th Civil District of Davidson County, Tennessee, being part of Lot No. 9 on the subdivision of lands of L.C. Hessey and Addie Scott Hessey as of record in Plat Book 2, Page 179, in the Chancery Court of said County and being designated as a Tract marked "Reserved" on a survey thereof by Gary R. Cummings, Surveyor, dated February 19, 1967, and described as follows:

Beginning at a point on the dividing line between Tracts 8 and 9 on the subdivision of lands of Hessey, said point lying 637.4 feet southerly from the center line of Hoggeth Ford Road (Hoggatt Ferry Road); and thence S 2 deg. W 522.6 feet with the westerly boundary line of the property conveyed by the same grantor to the same grantee by instrument of record in Book 4232, Page 27, in the Register's Office for Davidson County, Tennessee, to a point; thence N 58 deg. 30' W 381.0 feet to a point, thence N 2 deg. 30' E 268.8 feet to a point; thence N 80 deg. 28' E 329.0 feet to the beginning.

Tract No. 2:
From a point in the middle of Hoggeth Ford Road, said point being 2526 more or less feet from Dodson Chapel Road; thence South 1 degree 00 minutes West 637.4 feet; thence South 80 degrees 28 minutes West 329.0 feet to a point; being the most Northwesterly point of the Everett Griggs property of record in Book 4691, Page 695, said point being the point of beginning for the herein conveyed property as shown on a survey of Raymond E. Binkley dated March 2, 1974; from said point; thence South 2 degrees 30 minutes 30 seconds West 268.79 feet to a point; thence South 32 degrees 58 minutes 06 seconds West 620.56 feet to a point; thence North 45 degrees 19 minutes 57 seconds West 506.91 feet to a point; thence North 10 degrees 30 minutes 01 second West 107.35 feet; thence North 1 degrees 54 minutes 57 seconds East 205.99 feet; thence North 80 degrees 27 minutes 53 seconds East 732.74 feet to the point of beginning.

BEING part of the same property conveyed to Everett L. Griggs and wife, Mary E. Griggs by deed from Constance S. Hessey, of record in Book 4830, Page 225, dated June 17, 1974, Register's Office for said County. The said Everett L. Griggs died May 28, 1979. Mary Etta Markham and Mary E. Griggs being one in the same person.

Included in the above description but specifically excluded therefrom is the following tract:

Land lying or being in the 4th Civil District of Davidson County, Tennessee, as described on a survey of Raymond E. Binkley dated July 29, 1979, and being more particularly described as follows:

From a point in the middle of Hoggeth Ford Road, said point being 2526 feet more or less from Dodson Chapel Road; thence South 1 deg. 00 minutes west 637.4 feet to an iron pin being the point of beginning of the herein described tract of property and being the most northeasterly corner of said property thence, continuing south 1 deg. 00 minutes west for a distance of 522.6 feet along the Randolph Kelly property to a corner post thence, north 58 deg. 30 minutes west for a distance of 381.0 feet along the northerly margin of the J.K. Brown property to an iron pin thence, south 32 deg. 58 minutes 0 seconds west for a distance of 620.56 feet along the northwesterly boundary of the aforesaid J.K. Brown property to a corner post thence, north 45 deg. 19 minutes 57 seconds west for a distance of 100 feet along the northerly boundary of the B.F. Stevens property thence, north 29 deg. 45 minutes east for a distance of 606.2 feet to an iron pin thence, north 9 deg. 32 minutes west for a distance of 170.0 feet to an iron pin in the boundary line of the Richard Hessey property thence, north 80 deg. 28 minutes east for a distance of 479.0 feet along the southerly line of said Richard Hessey property to an iron pin marking the point of beginning.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2, Page 179, said Register's Office.

Power of Attorney of record in Instrument 20160927-0101923, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3654 Hoggett Ford Rd., Hermitage, TN 37076

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 our hands this 26th day of September, 2016.

Mary Etta Markman by James E. Markham,
Attorney in Fact

James E. Markham

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James E. Markham, 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 Nashville, Tennessee, this 26th day of September, 2016.

My Commission Expires: 5/5/20

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, James E. Markham, 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 on behalf of Mary Etta Markham as his/her/their Attorney in Fact as the free act and deed of the within named Mary Etta Markman.

Witness my hand and official seal at Nashville, Tennessee the 26th day of September 2016.

My Commission Expires: 5/5/20

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.