RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TW160245

BILL GARRETT, Davidson County
Trans:T20160107672 DEEDWARR
Recvd: 12/07/16 14:18 2 pgs
Fees:13.00 Taxes:680.43
20161207-0128593

WARRANTY DEED

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-30-2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $183,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of November, 2016.

NOTARY PUBLIC

My commission expires: 7-30-17

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Whitney Lowe and Roger Lowe 733 Dutchmans Court Hermitage, TN 37076	New Owner	075 07 0 156.00

FOR AND IN CONSIDERATION of the sum of One Hundred Eighty Three Thousand Nine Hundred and 00/100 Dollars ($183,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MELISSA CLEMENTS AND PHILLIP CLEMENTS, WIFE AND HUSBAND**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **WHITNEY LOWE AND HUSBAND, ROGER LOWE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 181 on the plan of Highlands of Tulip Grove, Section 3, as shown by plat of record in Plat Book 4675, page 140, in the Register' s Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Melissa Clements and Phillip Clements, wife and husband, by Warranty Deed from Shawn M. Mertz and Shaun Mrie Mertz, husband and wife, dated 7/21/2008, recorded 8/4/2008, of record in Instrument #20080804-0079779, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 733 Dutchmans Court, Hermitage, TN 37076, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2016 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 23rd day of November, 2016.

Phillip Clements by Melissa Clements Attorney-in-Fact

PHILLIP CLEMENTS BY PHILLIP CLEMENTS, ATTORNEY-IN-FACT

MELISSA CLEMENTS

STATE OF Florida
COUNTY OF Orange

Personally appeared before me, a Notary Public, Melissa Clements, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 23rd day of November, 2016.

Audrey L Morrow
Notary Public
My commission expires: 8.11.2018

**Audrey L. Morrow
Florida Public Notary
Commission-FF149791
Expire - 8/11/2018**

STATE OF Florida
COUNTY OF Orange

Personally appeared before me, a Notary Public, Melissa Clements, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), on behalf of Phillip Clements and acknowledged that she executed the same as the free act and deed of the said Phillip Clements.

WITNESS my hand and seal, this the 23rd day of November, 2016.

Audrey L. Morrow
Notary Public
My commission expires: 8.11.2018

**Audrey L. Morrow
Florida Public Notary
Commission-FF149791
Expire - 8/11/2018**