WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160110746 DEEDWARR
Recvd: 12/16/16 11:51 2 pgs
Fees:13.00 Taxes:580.90
20161216-0132135

File No. TE0002516

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of December, 2016.

Notary Public

MY COMMISSION EXPIRES: 12-18-19
(AFFIX SEAL)

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimball L. Lowder, *et ux.*	Kimball L. Lowder	082-12-0-175.00
(NAME)	(NAME)	
926 Marina Street	6335 Waterford Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37206	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Kyle Luciano,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kimball L. Lowder and Cheryl Roxanne Lowder, husband and wife,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee being Lot No. 56 on the Plan of Neill S. Brown's Addition to East Nashville, as of record in Book 57, Page 50, Register's Office for said County.

Said Lot No. 56 fronts 50 feet on the Southerly side of Marina Street and runs back between parallel lines, 170 feet to an alley.

Being the same property conveyed to Kyle Luciano by Warranty Deed from K. Ryan Meadows, a married man recorded on the 12th day of February, 2016 at Instrument No. 20160212-0013897, Register's Office of Davidson County, Tennessee.

This property was not a marital residence of the Grantor herein and as such is not subject to any homestead or dower interest as contemplated by Tennessee law.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2016 which have been pro-rated and paid at closing; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 926 Marina Street, Nashville, TN 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 9th day of December, 2016.

Kyle Luciano by Eric Corum Attorney in fact

Kyle Luciano, by Eric Corum, attorney in fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Eric Corum, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Power of Attorney for Kyle Luciano, the within named bargainor, and that he as such Power of Attorney, executed the foregoing instrument for the purpose therein contained, by signing the name of Kyle Luciano by himself as Power of Attorney pursuant to a validly executed Durable Specific Power of Attorney recorded simultaneously herewith at Instrument No. 20161216-0132134, R.O.D.C..

Witness my hand and official seal at Nashville, Tennessee, this 9th day of December, 2016.

NOTARY PUBLIC

My Commission Expires: 12.18.19

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206