Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$485,000.00**

Affiant

Subscribed and sworn to before me this 22nd day of December, 2016.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-11-2017

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bryan Bolton	New Owner	130-12-0
(NAME)	(NAME)	(MAP)
4504 Wayland Drive		025.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37215		
(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, I/we, **Shirley Ann Lowman, also known as Shirley F. Lowman, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Bryan Bolton and Rachel Bolton, husband and wife**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Hycrest Acres, of record in Plat Book 2133, Page 5, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James N. Bryan, Jr., Trustee by Quitclaim Deed from Douglas P. Lowman and wife, Shirley F. Lowman of record in Book 5776, page 22, Register's Office for Davidson County, Tennessee, dated July 24, 1981 and recorded on July 29, 1981 and within the same deed the said James N. Bryan, Jr., Trustee conveyed his interest in the subject property to Shirley F. Lowman.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 4504 Wayland Drive, Nashville, Tennessee 37215

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.

BILL GARRETT, Davidson County
Trans:T20160113186 DEEDWARR
Recvd: 12/22/16 15:46 2 pgs
Fees:13.00 Taxes:1794.50
20161222-0135028

Witness my hand this 21 day of December, 2016.

Shirley Ann Lowman aka Shirley F. Lowman
By Mark D. Lowman Attorney in Fact

Shirley Ann Lowman aka Shirley F. Lowman
By Mark D. Lowman, Attorney in Fact

STATE OF FLORIDA
COUNTY OF Florida

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Mark D. Lowman, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Shirley Ann Lowman aka Shirley F. Lowman and that he is authorized by Shirley Ann Lowman aka Shirley F. Lowman to execute this instrument on her behalf.

Witness my hand and seal at Tampa, Florida, this 21st day of December, 2016.

Notary Public

My Commission expires:

June 25, 2019

RUBEN E. ZAPATA
Notary Public - State of Florida
Commission # FF 244631
My Comm. Expires Jun 25, 2019
Bonded through National Notary Assn.