WARRANTY DEED

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

P-WP-16-11-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF DECEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/20/19 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jack Donald Howard, Jr.	**New Owner**	
(NAME)	(NAME)	**162-16-0A-048.00-CO**
211 Woods Edge Court		
(ADDRESS)	(ADDRESS)	
Blacksburg, VA 24060		
(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, **DARREN LOWRY, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JACK DONALD HOWARD, JR.,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit Number 11, Building Number 10, in a Horizontal Property Regime of Mill Creek Club Condominium Townhouses, now known as Hickory Hollow Condominiums, Section One, Phase One, of record in Plat Book 4860, page 11, said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in the Master Deed of record Book 4887, page 961, amended in Book 5000, page 607, and Book 5101, page 809, to which plan reference is made for a more complete description.

Being the same property conveyed to Darren Lowry by Special Warranty deed from BancorpSouth Bank, a Mississippi corporation of record in Instrument No. 20100406-0025658 Register's Office for Davidson County, Tennessee, dated April 05, 2010 and recorded on April 06, 2010.

Grantor's spouse does not join in the execution of this Deed due to the property never having been their primary marital residence.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 4860, Page 11, as amended in Book 5050, Page 103;
- Easement(s) to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5373, Page 110;
- Master Deed of record in Book 4887, Page 961, as amended in Book 5000, Page 607 and Book 5101, Page 809, amended and restated in Book 10463, Page 653 and amended in Instrument Nos. 20040805-0094013 and 20050810-0094534;
- HOA Charter of record in Book 5000, Page 610 and Articles of Amendment of record in Book 5689, Page 502;
- Agreement of record in Book 5324, Page 214;
- Articles of Merger of record in Book 9150, Page 797; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **11 Sycamore Ct, Antioch, Tennessee 37013**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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:T20160114407 DEEDWARR
Recvd: 12/29/16 08:51 2 pgs
Fees:13.00 Taxes:333.00
20161229-0136644

Witness my/our hand(s) this the 27th DAY OF DECEMBER, 2016.

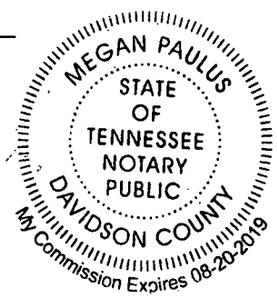
Darren Lowry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DARREN LOWRY, the within named bargainor, 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, this the 27th of December, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212