# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

KARA L. WALL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-18-2018

W-FC-17-5601

**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) |
|---|---|---|
| Rosemary Ramsey<br>RDR Properties TN, LLC | **RDR Properties TN, LLC** | |
| (NAME)<br>**5601 Fairhaven Drive** | (NAME)<br>**5042 Lakeview Drive** | **161-10-0B-076.00-CO** |
| (ADDRESS)<br>**Nashville, TN 37211** | (ADDRESS)<br>**Nashville, TN 37220** | |
| (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, **JON LOWRANCE, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RDR PROPERTIES TN, LLC,** 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:

Land in Davidson County, Tennessee, being Lot No. 267 on the Plan of Second Revision-Phase Six, Villages of Brentwood of record in Plat Book 6900, Page 316, 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 Jon Lowrance by Quitclaim Deed from Susan V. Harris of record in Instrument No. 20140411-0030708 Register's Office for Davidson County, Tennessee, dated April 10, 2014 and recorded on April 11, 2014.

This conveyance is subject to:
- Taxes for the year 2017.
- All matters shown on the Plan of record in Plat Book 6900, Page 316, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6143, Page 11, Book 6398, Page 495, Book 6852, Page 497 and Book 7207, Page 251, Register's Office for Davidson County, Tennessee.
- Articles of Incorporation of record in Book 6158, Page 352, in the Register's Office for Davidson County, Tennessee.
- Subject to a Sanitary Sewer and/or Storm Drainage Easement of record in Book 6897, Page 116 and Book 6730, Page 508, in the Register's Office for Davidson County, Tennessee.
- Easement for water Main of record in Book 6310, Page 961, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5601 Fairhaven Drive, Nashville, Tennessee 37211**.

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:T20170077751 DEEDWARR
Recvd: 09/05/17 16:04 2 pgs
Fees:13.00 Taxes:943.50
20170905-0091354

Witness my/our hand(s) this the 30th DAY OF AUGUST, 2017.

Jon Lowrance

Jon Lowrance

Rebekah Lowrance

Rebekah Lowrance, spouse of Jon Lowrance, hereby joins in this conveyance and does transfer and convey any and all marital interest Rebekah Lowrance may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JON LOWRANCE, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of August, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, REBEKAH LOWRANCE, 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 30th of August, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

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