File Box 2

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170813043**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $390,000.00. Affiant Subscribed and sworn to before me, this 12th day of September, 2017. Notary Public My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Bill Garrett Davidson County
Batch# 972 DEEDWARR
09/14/2017 03:28:01 PM 2 pgs
Fees: $13.00 Taxes: $1,443.00
20170914-0094185

WARRANTY DEED

Address New Owner: Rebecca J. Lowe 815 NEARTOP DR Nashville TN 37205-1317	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 10310008900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William Alexander Lawhorn and Catherine M. Lawhorn, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rebecca J. Lowe**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 84 on the Plan of Section 3, Brookside Courts Addition No. 4, of record in Plat Book 2083, Page 25, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to William Alexander Lawhorn and Catherine M. Lawhorn, husband and wife by Warranty Deed from Paul Roelofs and Andrea C. Roelofs, Co Trustees of the Roelofs Trust U/A DTD September 29, 2005, recorded on the 29th day of January, 2013 in Instrument No. 20130129-0009308, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 3, BROOKSIDE COURTS, ADDITION NO. 4, as recorded in Plat Book 2083, Page(s) 25.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 815 NEARTOP DR Nashville TN 37205-1317

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of September, 2017.

William Alexander Lawhorn

Catherine M. Lawhorn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William Alexander Lawhorn and Catherine M. Lawhorn, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of September, 2017.

Notary Public

