Bill Garrett Davidson County
Batch# 37136 DEEDWARR
12/14/2017 02:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20171214-0127667

WARRANTY DEED

DANA WARSOP
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of December, 2017

Notary Public

MY COMMISSION EXPIRES: 8/31/2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Lowe Ariel Alysse Lowe	Watermark Capital,Inc.	082130b02100co
(NAME)	(NAME)	
936 Ireland St.	100 Spectrum Center Dr. Ste 150	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Irvine, CA 92618	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jason Fick, a single man,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **James Lowe and Ariel Alysse Lowe, husband and wife,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 21 of Ireland 28 Condominiums, also known as Ireland 28, a horizontal property regime established by Master Deed of record in Instrument No. 20040416-0043331 and amended in Instrument No. 20040429-0048695, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jason Fick, a single man, by Warranty Deed from Eric E. Schenk, of record in Instrument No. 20120413-0031877, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Jason Fick by John Fick as Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 201712140127666, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 936 Ireland St., Nashville, TN 37208
(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/our hands this 8th day of December, 2017.

Jason Fick by: John Fick attorney-in-fact
John Fick attorney-in-fact

State of Tennessee
County of Williamson

On this the 8th day of December, 2017, before me personally appeared John Fick, the person who executed the foregoing instrument on behalf of Jason Fick and who acknowledged that he executed the same as the free act and deed of the said Jason Fick, through Power of Attorney granted him by the said Jason Fick.

WITNESS my hand and seal this 8th day of December, 2017.

Notary Public
My Commission Expires:

File No.: 12575

KASEY KELCHNER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

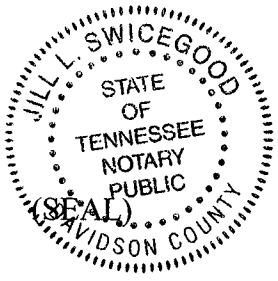
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Jill L. Swicegood
Notary Public

My Commission Expires: Sept 10, 2018

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