Bill Garrett Davidson County
Batch# 41052 DEEDWARR
12/27/2017 09:10:24 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20171227-0130900

THIS INSTRUMENT PREPARED BY:
HAYNES, FREEMAN & BRACEY, PLC
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

# WARRANTY DEED

| Address New Owner(s): | Send Tax Bills To: | Map- Parcel No. |
|---|---|---|
| City of Goodlettsville<br>105 South Main Street<br>Goodlettsville, TN 37072 | Same | 025-08-0-082.00<br>026-05-0-087.00<br>026-05-0-088.00 |

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **J. EDGAR LOWE, an unmarried person, and MARY BALE, a married person,** have this day bargained and sold, and do hereby transfer and convey unto the said **CITY OF GOODLETTSVILLE, a municipal corporation,** its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

**TRACT 1:**
**Land in Davidson County, Tennessee, being Lot(s) 13 and 14, Block "H", as shown on the map entitled Fourth Addition of Roscoe Place, of record in Book 843, page 74, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.**

**INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED therefrom is all that land conveyed to the METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE by deed of record in Book 4135, page 440, said Register's Office.**

**TRACT 2:**
**Land in Davidson County, Tennessee, being Lot No. 16, Block "H", as shown on the map entitled Fourth Addition of Roscoe Place, of record in Book 843, page 74, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.**

**INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED therefrom is all that land conveyed to C. J. FISHER AND WIFE, LAURA C. FISHER by deed of record in Book 1261, page 48, said Register's Office.**

**TRACT 3:**
**Land in Davidson County, Tennessee, being the westerly one-half of Lot No. 17, Block "H", as shown on the map entitled Fourth Addition of Roscoe Place, of record in Book 843, page 74, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.**

**Said westerly half of Lot No. 17 in Block "H" fronts 25 feet on the north side of Frances Street, and runs back between parallel lines 150 feet to a dead line.**

**INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED therefrom is all that land conveyed to MALCOLM C. PALMER by deed of record in Book 1915, page 361, said Register's Office.**

**Being the same property conveyed to J. EDGAR LOWE AND MARY BALE, by deed from LILLIAN MCKEE LOWE BY AND THROUGH MARY LOWE BALE AND J. EDGAR LOWE, ATTORNEYS IN FACT, of record as Instrument No. 20060613-0069933, dated June 8, 2006, said Register's Office. Don Bale, husband of Mary Bale, joins in this conveyance to convey any marital interest he may have.**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $200,000.00.
Subscribed and sworn to before me, this 20th of December, 2017.
My Commission Expires: _____

JUDY CALLIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER MY COMMISSION EXPIRES FEBRUARY 25, 2021

Affiant

Judy Callis
Notary Public

This is improved property located at 506 Main Street and 0 Frances Street, Goodlettsville, Davidson County, Tennessee 37072.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 18 day of December, 2017.
20 PSR

J. Edgar Lowe
**J. EDGAR LOWE**

Mary Bale
**MARY BALE**

Don Bale
**DON BALE**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **J. EDGAR LOWE and MARY BALE and DON BALE,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 20 day of December, 2017.

NOTARY PUBLIC

My Commission Expires: 12/23/2020

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY