Bill Garrett Davidson County
Batch# 64363 DEEDWARR
03/02/2018 11:02:55 AM 2 pgs
Fees: $13.00 Taxes: $999.00
20180302-0019845

WARRANTY DEED

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-24-2018

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$$270,000.00
|
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|28th DAY OF February,2018.
|
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES:
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 161
Jacob Grieshaber 5473 Village Way Nashville, Tennessee 37211	New Owner _____ _____, __ _____	GROUP 100A PARCEL 089.00 CO

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Jon R. Lowrance and Rebekah G. Lowrance, husband and wife

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Jacob A. Grieshaber and Alyssa C. Woodling, 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:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Villages of Brentwood Phase One of record in Plat Book 5200, page 613, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Jon R. Lowrance and Rebekah G. Lowrance, husband and wife by deed from John David Bobo, a single man, of record in Instrument No 20170914-0094083, Register's Office for said County, dated September 13, 2017, and Recorded on September 14, 2017

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is made subject to the following:

1) 2018 taxes and subsequent years.
2) This conveyance is subject to Restrictive Covenants of record in Book 6143, page 11; Book 6398, page 495; Book 2338, page 226, Said Register's Office.
3) Easement for Storm Drainage/Sanitary Sewer of Record in Book 5753, page 913 and in Book 6730, page 508, Said Register's Office.
4) The Plan of record in Book 5200, page 613, Said Register's Office.
5) Conveyance of Common Area of Record in Book 9718, page 624, Said Register's Office.
6) Articles of Incorporation of Record in Book 6158, page 352, Said Register's Office.
7) Easement of Record in Book 2335, page 221; Book 2338, page 222 and Book 2338, page 226, all Said Register's Office.
8) Any and all restrictions, conditions, and easements of record.

This is improved property known as **5473 Village Way, 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 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 hand and official seal at office this 28th day of February, 2018.

Jon R. Lowrance

Rebekah G. Lowrance

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Jon R. Lowrance and Rebekah G. Lowrance, with whom I am personally acquainted, (or who 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, at office, this 28th day of February, 2018.

NOTARY PUBLIC

My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
American Title and Escrow Services, LLC
134 Frierson Street
Brentwood, TN 37027

Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027