Bill Garrett Davidson County
Batch# 68027 DEEDWARR
03/13/2018 09:25:30 AM 4 pgs
Fees: $23.00 Taxes: $1,387.50
20180313-0023440

34100

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34100-02-2018**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $375,000.00. Affiant Subscribed and sworn to before me this 9th day of March, 2018. Notary Public My Commission Expires:

GERALD D. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 7, 2019

WARRANTY DEED

Address New Owner: Larence and Davis Properties, LLC 95 White Bridge Road #401 Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 102 16 0 016 00

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, **June Parker Lowe**, an unmarried person ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Larence and Davis Properties, LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 805 West Hillwood Drive, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 9th day of March, 2018.

June Parker Lowe by William M. Lowe Atty-in-Fact

June Parker Lowe
by William M. Lowe, her Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William M. Lowe, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for June Parker Lowe and that he is authorized by June Parker Lowe to execute this instrument on her behalf.

Witness my hand, at office, this 9th day of March, 2018.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 7, 2019

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 204 on the Plan of Horton Heights Section D, as of record in Plat Book 2133, page 78, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Edward Joseph Lowe and wife, June Parker Lowe by deed dated November 18, 1960 from George M. Humphries, Jr. and wife, Nell Towns Humphries of record in Book 3160, page 385, Register's Office for Davidson County, Tennessee. Edward Joseph Lowe having since died on May 21, 1991 leaving June Parker Lowe as the surviving tenant by the entirety. June Parker Lowe and June P. Lowe are one and the same person.

This conveyance is made subject to:

1. State and County taxes for the year 2018, a lien, but not yet due and payable. Map and Parcel No. 116 03 0 M 318 00CO.
2. All matters appearing on the Plan of record as Book 2133, page 78, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

