Bill Garrett Davidson County
Batch# 71575 DEEDWARR
03/21/2018 11:08:19 AM 2 pgs
Fees: $13.00 Taxes: $1,766.75
20180321-0026584

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$477,500.00**

Affiant

Subscribed and sworn to before me, this 15th day of March, 2018.

Notary Public

MY COMMISSION EXPIRES: 5-8-18
(AFFIX SEAL)

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Kenneth W. Smith 5717 Chadwick Lane Brentwood, TN 37027	New owner	160-16-0A011.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Carolyn A. Lowen, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Kenneth W. Smith and Lydia Ann Garrard, husband and wife**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Section One Montgomery Place, of record in Plat Book 7908, Page 708, Surveyor's Certificate of Correction recorded in Book 9380, Page 139 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Carolyn A. Lowen, unmarried and Kelly M. Lowen, unmarried by Warranty deed from Dennis Mueller and wife, Martha Mueller, of record in Instrument No. 20041029-0130152 Register's Office for Davidson County, Tennessee, dated October 26, 2004 and recorded on October 29, 2004; and further

Being the same property conveyed to Carolyn A. Lowen, an unmarried woman, and Kelly M. Lowen, an unmarried woman, as joint tenants with right of survivorship and not as tenants in common by Quitclaim deed from Carolyn A. Lowen, an unmarried woman, and Kelly M. Lowen, an unmarried woman of record in Instrument No. 20070615-0071586, Register's Office for Davidson County, Tennessee, dated June 07, 2007 and recorded on June 15, 2007; and further

Being the same property conveyed to Carolyn A. Lowen by Quitclaim deed from Carolyn A. Lowen, an unmarried woman, and Kelly M. Lowen, an unmarried woman, of record in Instrument No. 20130522-0051496, Register's Office for Davidson County, Tennessee, dated May 20, 2013 and recorded on May 22, 2013.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 5717 Chadwick Lane, Brentwood, Tennessee 37027

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 this 15th day of March, 2018.

Carolyn A. Lowen

Carolyn A. Lowen

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Carolyn A. Lowen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 15th day of March, 2018.

Jennifer L Stacey

Notary Public

My Commission Expires: 10/3/21

