# WARRANTY DEED

Bill Garrett Davidson County
Batch# 80502 DEEDWARR
04/13/2018 10:56:27 AM 2 pgs
Fees: $13.00 Taxes: $1,093.35

20180413-0034945

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$$295,500.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
9th DAY OF April, 2018.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 2-25-19
(AFFIX SEAL)

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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

| ADDRESS NEW OWNER: | SEND TAX BILL TO: | MAP 161 |
|---|---|---|
| Luda Zwilling | Same | GROUP 10 0B |
| 5605 Fairhaven Drive | | PARCEL 077.00 |
| Nashville, Tennessee 37211 | | |

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,

**The Jon and Rebekah Lowrance Living Trust dated October 16, 2017**

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

**Luda Zwilling**

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. 268 on the Plan of Second Revision-Phase Six, Villages of Brentwood of record in Plat Book 6900, Page 316, 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 Jon Lowrance and wife Rebekah Lowrance, by Warranty Deed from Beth A Dunning, dated October 5, 2015 and Recorded in Instrument No. 20151006-0102036, said Register's Office.

Being the same property conveyed to The Jon and Rebekah Lowrance Living Trust dated October 16, 2017 by deed from Jon Lowrance and wife Rebekah Lowrance dated October 16, 2017 and recorded in Instrument No. 20171024-0109141 said Register's Office.

This conveyance is made subject to the following:

1) 2018 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **5605 Fairhaven Drive, 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 9th day of April, 2018.

Jon R Lowrance Trustee
Jon Ryan Lowrance, Trustee

Rebekah G. Lowrance Trustee
Rebekah Grace Lowrance, Trustee

STATE OF Tennessee )
COUNTY OF Davidson )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jon Ryan Lowrance, Trustee and Rebekah Grace Lowrance, Trustee**, 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, and who further acknowledged that they are the trustee(s) of the **The Jon and Rebekah Lowrance Living Trust dated October 16, 2017** and acknowledged that they are authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal at Brentwood, (city), Tennessee, (state), this 9th, day of April, 2018.

Notary Public
My Commission expires: March 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027