WARRANTY DEED

Bill Garrett Davidson County
Batch# 83988 DEEDWARR
04/23/2018 02:36:49 PM 2 pgs
Fees: $13.00 Taxes: $1,674.25

20180423-0038103

B-VRES-18-4400

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $452,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Robert W. Lowe, Jr. and Julia Fort Lowe	**New order**	
(NAME)	(NAME)	
117 Wentworth Ave.		**131-03-0C-192.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **MOLLY STUARD STARK, MARRIED AND DENISE WARE STUARD, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROBERT W. LOWE, JR. AND JULIA FORT LOWE, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Building Site No. 192 on the Plan of Arden Place, Section VII of record in Plat Book 4955, Page 90, 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 Molly Ware Stuard, single and Denise Ware Stuard, married by Warranty deed from George Luke Lewis, trustee of the George Luke Lewis Revocable Trust, dated February 8, 2006, and Lauren Lewis, trustee of the Lauren Lewis Revocable Trust, dated February 8, 2006 and Lauren Lewis, trustee of record in Instrument No. 20130130-0009870 Register's Office for Davidson County, Tennessee, dated January 19, 2013 and recorded on January 30, 2013. Molly Ware Stuard, having since married is now known as Molly Stuard Stark. Her spouse, Taylor Stark joins in the conveyance of this instrument to convey any and all rights in and to said property. Said property is not and has never been primary marital residence for the said Denise Ware Stuard.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4955, Page 90, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 4754, Page 455, as supplemented by First Supplemental Declaration in Book 4819, Page 564, Second Supplemental Declaration in Book 4916, Page 277, Third Supplemental Declaration in Book 5019, Page 942, Forth Supplemental Declaration in Book 5091, Page 66, Fifth Supplemental Declaration in Book 5129, Page 120, Sixth Supplemental Declaration in Book 5163, Page 384, Seventh Supplemental Declaration in Book 5231, Page 375, Eighth Supplemental Declaration in Book 5351, Page 592 and Ninth Supplemental Declaration in Book 5514, Page 636, and amended by First Amendment to Arden Place Declaration of Covenants, Conditions and Restrictions in Instrument Number 20070816-0098235 and Second Amendment to Arden Place Declaration of Covenants, Conditions and Restrictions in Instrument Number 20140801-0069316, Third Amendment to Arden Place Declaration of Covenants, Conditions and Restrictions in Instrument Number 20171017-0106296, Register's Office for Davidson County, Tennessee.
- Charter of Arden Place Home Owners Association, Inc. of record in Book 4749, page 634, Register's Office for Davidson County, Tennessee.
- Conveyance of common area to Arden Place Home Owners Association, Inc., of record in Book 5163, page 388, Register's Office for Davidson County, Tennessee.
- Declaration of Boundary Line with Arden Place Home Owners Association, Inc., of record in Book 8813, page 398, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4400 Belmont Park Terrace #192, Nashville, Tennessee 37215**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 19th DAY OF APRIL, 2018.

Molly Stuard Stark

Molly Stuard Stark

Denise Ware Stuard

Denise Ware Stuard

Taylor Stark by Molly Stark, Attorney in Fact

Taylor Stark by Molly Stark, 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, MOLLY STUARD STARK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of April, 2018.

C. Loy Carney

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 6, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DENISE WARE STUARD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of April, 2018.

C. Loy Carney

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 6, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MOLLY STARK, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of TAYLOR STARK, and who acknowledged he/she/they executed the same as the free act and deed of the said TAYLOR STARK.

Witness my hand and official seal, this the 19th of April, 2018.

C. Loy Carney

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 6, 2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212