WARRANTY DEED

Bill Garrett Davidson County
Batch# 84206 DEEDWARR
04/24/2018 10:24:51 AM 2 pgs
Fees: $13.00 Taxes: $1,276.50

20180424-0038464

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th day of April, 2018.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Fidel Vasquez Salazar and Ivonne Reyes	New Owner	084 01 0 121.00
(NAME)	(NAME)	
1205 Rosebank Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Forty-Five Thousand And No/100 Dollars ($345,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Christopher Paul Lowry, an unmarried man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Fidel Vasquez Salazar and Ivonne Reyes, husband and wife, as tenants in common with right of survivorship**, 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. 4 on the Plan of Rose Estates, Section One, as shown on plat of record in Plat Book 3600, Page 37, in Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said lot.

Being the same property conveyed to Christopher Paul Lowry, an unmarried man by Warranty Deed from Christopher D. Linzy, Unmarried dated October 31, 2013 and recorded November 7, 2013 as Instrument No. 201311070115581, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1205 Rosebank Ave., Nashville, TN 37206

File Number: GRN-182434SSO

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, has 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 our hands this 17 day of April, 2018

Christopher Paul Lowry by

Christopher Paul Lowry, by Hillary Monroe Smith as Attorney in Fact Hillary Monroe Smith as Attorney in Fact

STATE OF Tennessee

County OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Hillary Monroe Smith, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Christopher Paul Lowry, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of the said Christopher Paul Lowry, for the purposes therein contained.

Witness my hand and official seal, this the 17th of April, 2018.

Notary Public

My Commission Expires: 7-24-21

(SEAL)

JODI JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: GRN-182434SSO

Record and Return To:
Limestone Title & Escrow, LLC
~~3173 South Church Street~~
~~Murfreesboro, TN 37127~~
522 B Brandies Cr
Ste 1
Murfreesboro, TN 37128