P18-9419-BW

**THIS INSTRUMENT WAS PREPARED BY**

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027
P18-9419-BW

**STATE OF TENNESSEE**
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,397,600.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF August, 2018

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 12, 2018

Bill Garrett Davidson County
Batch# 134998 DEEDWARR
08/29/2018 02:50:04 PM 2 pgs
Fees: $13.00 Taxes: $5,171.12

20180829-0085813

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | |
|---|---|---|
| David Kaufman | Studio Bank | |
| 815 Timber Lane | 124 12th Ave. S. Suite 400 | 117-02-0-054.00 |
| Nashville, TN 37215 | Nashville, TN 37203 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, **Patrick O. Lowry, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Kaufman and Kelly Kaufman, husband and wife**

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. 16, of Block 5 on the Plan of A Development of Stokes Tract of record in Book 974, Page 24, in the Register's Office for Davidson County, Tennessee.

Beginning at an iron pin, said pin being in the Easterly margin of Timber Lane; thence, with said margin of Timber Lane, North 4 degrees 00' 00" East 95.00 feet to an iron pin; thence leaving said margin of Timber Lane, South 83 degrees 39' 52" East 194.15 feet to an iron pin; thence, South 9 degrees 26' 44" West 100.40 feet to an iron pin; thence North 82 degrees 00' 44" West 184.91 feet to the point of beginning.

Being the same property conveyed to Patrick O. Lowry by Warranty Deed from Diane C. Clements, Executor of the Estate of Daniel C. Clements and Diane C. Clements, sole beneficiary of the Estate of Daniel C. Clements of record in Instrument No. 20150707-0065833, Register's Office for Davidson County, Tennessee, dated June 30, 2015 and recorded on July 07, 2015.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **815 Timber Lane, Nashville, TN 37215.**

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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 the 28th day of August, 2018.

Patrick O. Lowry

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Patrick O. Lowry** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 28th day of August, 2018.

My Commission expires: 11/3/20

Notary Public

