31416-8 Box 14

WARRANTY DEED	State of Tennessee County of Davidson
Karen Y Johnson Davidson County Batch# 174602 DEEDWARR 12/17/2018 09:24:20 AM 2 pgs Fees: $13.00 Taxes: $1,054.50 20181217-0122186	The actual consideration or value, whichever is greater, for this transfer is **$285,000.00.** Affiant Subscribed and sworn to before me, this the 13th day of December, 2018. Notary Public My commission expires: 3-8-22 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

ANNA ACEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Whitney Welch	**CapStar Bank**	**Map 156-01-0 Parcel 004.00**
1004 Beech Bend Drive	**2002 Richard Jones Rd, Ste 300-A**	
Nashville, TN 37221	**Nashville, TN 37215**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Christine Lowry, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Whitney Welch, unmarried

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. 813 on the Plan of Section Four, First Addition Harpeth Woods, of record in Plat Book 5200, Page 635, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Christine Lowry, a married woman, sole and separate non marital property, by Deed dated June 20, 2018 from Catherine M. Swezey, an unmarried woman, of record in Instrument No. 20180621-0059990, Register's Office for Davidson County, Tennessee.

This property is not now nor ever has been the principal residence of the Grantor or the Grantor's spouse.

Conveyance of the above described parcel is subject to the following: 1) The Plan of record in Plat Book 5200, Page 635, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Restrictive Covenants contained in instrument of record in Book 6097, Page 560, Register's Office for Davidson County, Tennessee. (Note: Said Restrictions are not applicable to portions thereof that have already expired.) 3) Subject to the flow of the Harpeth River along the rear of said lot. 4) Current year taxes prorated and paid by Grantor.

This is improved (__X__) Unimproved (____) property, known as **1004 Beech Bend Drive, Nashville, TN 37221**

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 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/our hand(s) this **13th** day of **December, 2018.**

Christine Lowry

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Christine Lowry,** the within named seller, 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 at Nashville, Tennessee, this **13th** day of **December, 2018.**

Notary Public

My Commission Expires: 11/9/21

