Karen Johnson Davidson County
Batch# 192295 DEEDWARR
02/06/2019 11:39:30 AM 3 pgs
Fees: $18.00 Taxes: $765.90
20190206-0011362

WARRANTY DEED

STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,000.00 .

Daisy Lowry by Melissa Davis, Attorney in fact
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 31st DAY OF January, 2019.

JUSTIN C. COOPER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 09-22-2021

(Affix Seal)

Justin C. Cooper
Notary Public

My Commission Expires: _____

HAND-H19014

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
613Westboro, LLC	NEW OWNER	090.12-0-211.00
613 Westboro Drive	PO Box 331045	
Nashville, TN 37209	Nashville, TN 37203	

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, I/we, DAISY LOWRY, BY MELISSA DAVIS, ATTORNEY IN FACT, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto 613Westboro, LLC, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 121 on the Plan of Westboro Subdivision, Section 2, a plan of which is of record in Book 1424, page 60, Register's Office for Davidson County, Tennessee. Said Lot No. 121 fronts 75 feet on the southwesterly side of Westboro Drive and runs back between lines 253.5 feet on the northwesterly line and 326.5 feet on the southeasterly line, to a dead line in the rear, on which it measures 104.6 feet.

This conveyance is made subject to restrictive covenants of record in Book 1631, page 193, said Register's Office, a 50 foot setback line from Westboro Drive, and a 10 foot easement along the rear of the lot for public utilities.

Being the same property conveyed to J. Fred Lowry and wife, Daisy Lowry by deed from James E. Quinn and wife, Mayrene Quinn of record in Book 3873, page 401, recorded 3/24/1965, Register's Office for Davidson County, Tennessee.

J. Fred Lowry having died on 8-30-2004, leaving Daisy Lowry as surviving tenant.

Power of Attorney of record in _201902060011361_____ recorded on _____.

( ) unimproved
This is (X) improved property known as: 613 Westboro Drive, Nashville, Tennessee 37209 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 31st day of January, 2019 :

Daisy Lowry by Melissa Davis Attorney in fact

Daisy Lowry, by Melissa Davis, 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, the within named, **Melissa Davis**, with whom I am personally acquainted, (or proven to me on basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Daisy Lowry**, and who acknowledged that he/she executed the same as the free act and deed as power of attorney of the said **Daisy Lowry** for the purposes therein described.

Witness my hand and official seal at Davidson County, TN this 31st day of January, 2019.

My Commission Expires:

Justin C. Cook
Notary Public



True Copy Certification

I, Kelsie Holloway, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kelsie Holloway
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Gary B. Fisher a notary public for this county and state, Kelsie Holloway who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Gary B Fisher
Notary's Signature

GARY B. FISHER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 2-18-19
Notary' Seal (if on paper)