Karen Johnson Davidson County
Batch# 194278 DEEDWARR
02/12/2019 09:17:30 AM 3 pgs
Fees: $18.00 Taxes: $758.50
20190212-0012967

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00.

Heather R Hunter (Affiant)

Sworn to and subscribed before me this 11th day of February, 2019.

Notary Public

My commission expires: November 14, 2021

MARY CLIFTON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Quin Evans Segall, Esq.
City House Title LLC
414 Bridge Street
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Samuel Alfrey, Jr. (NAME)	**Samuel Alfrey, Jr.** (NAME)	**131-01-0D-187.00-CO**
(ADDRESS) **9246 Wardley Park Lane** **Nashville, TN 37215**	(ADDRESS) **9246 Wardley Park Lane** **Brentwood, TN 37027**	
(City) (State) (Zip)	**(City) (State) (Zip)**	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Christopher Lowe and Jessica Lowe, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Samuel Alfrey Jr., an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit 187, Apartment No. 21M, Georgetown Condominium Apartments, as shown on Plat of record in Plat Book 5200, page 4 and as established under Master Deed of record in Book 5211, page 325, in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Christopher Lowe and Jessica Lowe, husband and wife, by Deed dated June 18, 2013 from Emily W. Morgan n/k/a Emily W. Moses and Justin D. Moses, as tenants in common with right of survivorship, recorded June 21, 2013, in Instrument Number 20130621-0063938, in the Registrar's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Taxes for the year 2019, not yet due and payable..

2. Subject to all items shown on the plan of record in Book 5200, Page 4 in the Register's Office for Davidson County, Tennessee.

3. Subject to the Charter of 5025 Hillsboro Homeowners' Association Inc. of record in Book 5233, Page 459, in the Register's Office for Davidson County, Tennessee.

4. Subject to any by-laws, terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the By-Laws of 5025 Hillsboro Homeowners' Association Inc. of record in Book 5211, Page 345, in the Register's Office for Davidson County, Tennessee.

5. Subject to any by-laws, terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Master Deed of 5025 Hillsboro Homeowners' Association of record in Book 5211, Page 325, as amended in Book 5616, Page 133, as further amended in Book 6079, Page 516, as further amended by Book 10225, Page 413, as further amended by Instrument No, 20120731-0067332, as further amended by Instrument No. 20120823-0076049, as further amended by Instrument No. 20140109-0002414, each in the Register's Office for Davidson County, Tennessee.

6. Subject to the Sanitary Sewer Easement of record in Book 4308, Page 575, in the Registrar's Office for Davidson County Recording Office.

7. Conveyance of Sanitary Sewer Lines to the Metropolitan Government of Nashville and Davidson County of record in Book 4308, Page 650, in the Registrar's Office for Davidson County, Tennessee.

8. Subject to the Easement for overhead lines to the Metropolitan Government of Nashville and Davidson County of record in Book 7873, Page 859, in the Registrar's Office for Davidson County, Tennessee.

9. Subject to the Grant of Easements (Comcast) of record in Instrument Nos. 20110620-0047283 and 20150505-0040558, in the Registrar's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 11th day of February, 2019.

_____(SEAL)
Christopher Lowe

_____(SEAL)
Jessica Lowe

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 11th day of February, 2019, before me personally appeared Christopher Lowe and Jessica Lowe, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 11th day of February, 2019.

QUINDAL EVANS SEGALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

_____
Notary Signature
My commission expires: July 6, 2020

Certificate of Authenticity

I, Heather Hunter, 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.

_____
Signature

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Mary Clifton, a notary public for this county and state, Heather Hunter who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary's Signature

My commission expires: November 14, 2021
Notary's Seal

MARY CLIFTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
NOVEMBER 14, 2021