This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
**200 Nashboro Blvd., PO Box 17116**
**Nashville, Tennessee 37217**

Recording Information:

SEND TAX BILL TO:
ADDRESS NEW OWNER:
William P. Hegmann and Judy Lea Hegmann, Trustees of the Hegmann Revocable Trust u/a/d August 19, 2013.
2601 East Street,
Texarkana, Arkansas 71854

MAP & PARCEL: 093060A15700CO

Karen Johnson Davidson County
Batch# 208088 DEEDWARR
03/20/2019 12:15:30 PM 2 pgs
Fees: $13.00 Taxes: $2,275.50
20190320-0025376

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Charles T. Lowe and wife, Dena Lowe** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **William P. Hegmann and Judy Lea Hegmann, Trustees of the Hegmann Revocable Trust u/a/d August 19, 2013** , hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit No. 1202 of the Horizontal Property Regime of Encore, a Residential Condominium pursuant to Master Deed for Encore, a Residential Condominium of record as Instrument No. 20080225-0018429 and Master Deed for Encore, a Master Condominium of record as Instrument No. 20080225-0018425, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Charles T. Lowe and wife, Dena Lowe by Deed dated March 31, 2008, from Encore Phase I Development Company, LLC, a Tennessee limited liability company, of record in Instrument No. 20080404-0034275, Register's Office for Davidson County, Tennessee.

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:
Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

This is improved property known as 301 Demonbreun Street, Unit 1202, Nashville, Tennessee 37201.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including any improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including any improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

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 successors and assigns, forever, and,

"GRANTORS" do covenant with the said "GRANTEE" that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrants that the same is unencumbered, unless otherwise herein set out; and,

"GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and its successors 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 the 20th day of March, 2019.

Charles T. Lowe

Dena Lowe

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Charles T. Lowe and wife, Dena Lowe**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 20th day of March, 2019.

NOTARY PUBLIC

REBECCA R. WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JUNE 25, 2019

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual value or consideration, whichever is greater, for this transfer is $615,000.00.

AFFIANT

Subscribed and sworn to before me on this 20th day of March, 2019.

NOTARY PUBLIC

CAITLIN MARIE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

CERTIFICATION
I, Rebecca Waynick, do hereby make oath that I am 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.

Rebecca Waynick

State of Tennessee; County of Davidson
On this day of March, 2019, personally appeared before me, a notary public for this county and state, Rebecca Waynick, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Caitlin Marie Smith

CAITLIN MARIE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021