Karen Johnson Davidson County
Batch# 240506 DEEDWARR
06/07/2019 10:51:57 AM 5 pgs
Fees: $28.00 Taxes: $7,671.14
20190607-0054687

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is $2,073,282.31. Affiant Subscribed and sworn to before me, this 31st day of May, 2019. Notary Public My Commission Expires:

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

Address New Owner As Follows: Robert W. Lowe, Jr. Jennie Garth Lovvorn 214 Deer Park Drive Nashville, TN 37205	Send Tax Bills To: New Owner	Map-Parcel Number: 116-07-0-006.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **FRANK M. BUMSTEAD AND JEFFREY MOBLEY, SUCCESSOR CO-TRUSTEES OF THE COLLEEN CONWAY-WELCH LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF**

COLLEEN CONWAY-WELCH DATED SEPTEMBER 7, 2017, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **ROBERT W. LOWE, JR. AND JENNIE GARTH LOVVORN, husband and wife,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land lying in Davidson County, Tennessee, more particularly described as follows:

A tract of land in Davidson County, Tennessee, being Three Tracts of land as shown together on an unrecorded plan by Parrish-Ragan, Inc., dated November 16, 1971, and also Reserved Parcel A on the Plan of Westhampton Place, of record in Book 3700, pages 95 and 96, Register' s Office for Davidson County, Tennessee, all described together as follows:

Beginning at an iron pin on the West margin of Lynnwood Terrace, said point being the common front corner of this property and the property of Adah M. Gillette, as of record in Book 1470, page 7, said Register's Office; thence, South 72 deg. 07' 45 West 285.6 feet to a point; thence, with the line common to this property and that of James C. Bradford, Jr., as of record in Book 4444, page 647, said Register's Office, North 5 deg. 22' West 120.0 feet to a concrete monument; thence, North 36 deg. 52' West 90.06 feet to a point in the South margin of Westhampton Place; thence, with the curving margin of said Westhampton Place, easterly 172.7 feet to a concrete monument; thence, continuing with said margin North 49 deg. 50' East 128.8 feet to a concrete monument, the beginning of a curve to the right having a radius of 30.0 feet; thence, along said curve 56.3 feet to a concrete monument on the West margin of Lynnwood Terrace; thence, South 8 deg. 09' 10 " East 256.22 feet to the point of beginning.

Being the same property conveyed to Ted H. Welch, by deed from Donald S. MacNaughton and wife, Winifred M. MacNaughton, of record in Book 6651, page 556, dated September 9, 1985, and re-recorded in Book 10003, page 670, Register's Office for Davidson County, Tennessee. Ted Houston Welch died testate on or about March 8, 2014. Pursuant to his will of record in Docket No. 14P468 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, said property was devised to Colleen Conway-Welch. For further reference see Executrix's Quitclaim Deed of record as Instrument No. 20151109-0113785, dated November 6, 2015, said Register's Office.

Colleen Conway-Welch conveyed said property to Colleen Conway-Welch, Trustee of the Colleen Conway-Welch Living Trust, established by the Revocable Trust Agreement of Colleen Conway-Welch dated September 7, 2017, by Quitclaim Deed of record as Instrument No. 20170915-0094769, dated September 7, 2017, said Register's Office.

Colleen Conway-Welch died on or about October 12, 2018, leaving Frank M. Bumstead and Jeffrey Mobley as Successor Trustees of the Colleen Conway-Welch Living Trust, established by the Revocable Trust Agreement of Colleen Conway-Welch dated September 7, 2017,

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2019 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 3700, pages 95 and 96, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants contained in instrument of record in Book 4076, page 963, Register's Office for Davidson County, Tennessee.

4. Sanitary Sewer Easement of record in Book 5808, page 611, Register's Office for Davidson County, Tennessee.

This is improved property known as: **109 Lynnwood Terrace, Nashville, TN 37205.**

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 Grantors covenant with the said Grantees that they 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 further covenant and bind themselves, their successors and assigns, 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.

<Signatures to follow on separate pages.>

WITNESS my hand this 31st day of May, 2019.

Frank M. Bumstead, Successor Co-Trustee of the Colleen Conway-Welch Living Trust, established by the Revocable Trust Agreement of Colleen Conway-Welch dated September 7, 2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Frank M. Bumstead, Successor Co-Trustee, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of May, 2019.

(Seal)

JULIA C. HUNT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020

Notary Public

My Commission Expires: _____

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WITNESS my hand this 31st day of May, 2019.

Jeffrey Mobley, Successor Co-Trustee of the Colleen Conway-Welch Living Trust, established by the Revocable Trust Agreement of Colleen Conway-Welch dated September 7, 2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffrey Mobley, Successor Co-Trustee, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of May, 2019.

(Seal)

JULIA C. HUNT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020

Notary Public

My Commission Expires: _____

774423.1/020190515