THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190520901**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,900,000.00 Affiant Subscribed and sworn to before me, this30th day of July, 2019. Notary Public My Commission Expires: 9-6-22

Karen Johnson Davidson County
Batch# 265152 DEEDWARR
08/01/2019 10:40:41 AM 2 pgs
Fees: $13.00 Taxes: $7,030.00

20190801-0075982

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

RETURN TO:
BANKERS TITLE & ESCROW
3310 WEST END AVE.
NASHVILLE, TN 37203

WARRANTY DEED

Address New Owner: Jeffrey Matthew Saltzman and Barbara Campbell Fuller 214 Deer Park Drive Nashville TN 37205	Send Tax Bills To: Jeffrey Matthew Saltzman and Barbara Campbell Fuller 305 West 21st St. Apt. 1 New York, NY 10011	Tax Information: Tax Parcel ID No. 116-10-0-131.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert W. Lowe, Jr. and Jennie Garth Lovvorn, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeffrey Matthew Saltzman and Barbara Campbell Fuller, husband and wife** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Southerly 210 feet of Lot No. 27 in the A.M. Bransford's Subdivision of Lot Nos. 29, 30, 31, 32, 33, 34 and 45 in First Belle Meade Subdivision, a plan of record in Plat Book 421, Page 139, in the Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point in the Northerly margin of Deer Park Drive, the common corner of Lot Nos. 27 and 28 in said plan, running thence in a Northerly direction along the boundary line of said lots, 210 feet to a point; thence at right angles to said boundary line and in a Westerly direction 95 feet, more or less, to boundary line between lot Nos. 26 and 27 in said plan; thence in a Southerly direction and along the boundary line between said Lot Nos. 26 and 27, 210 feet to a point in the Northerly margin of Deer Park Drive; thence along the Northerly margin of Deer Park Drive in an Easterly direction 100 feet to the point of beginning.

Being the same property conveyed by Quitclaim Deed from Jennie Garth Lovvorn, married to Robert G. Lowe, Jr. and Jennie Garth Lovvorn, husband and wife, as recorded on the 20th day of June, 2016 in Instrument No. 20160620-0062606 and Warranty Deed from Garth Fails and Carol Fails, husband and wife to Jennie Garth Lovvorn, married, as recorded on the 27th day of August, 2014 in Instrument No. 20140827-0078317, in the Register's Office of Davidson County, Tennessee.

Robert G. Lowe, Jr. and Robert W. Lowe, Jr. are one in the same.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

City of Belle Meade taxes for the year 2019 and thereafter, for tax parcel identification number 116-10-0-131.00, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of A.M. BRANSFORD'S SUBDIVISION OF LOT NOS. 29, 30, 31, 32, 33, 34, AND 45 IN FIRST BELLE MEADE SUBDIVISION, as recorded in Plat Book 421, Page(s) 139.

Easement for Sanitary Sewer, recorded in Book 5894, Page 230.

This is improved property located at 214 Deer Park Drive Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of July, 2019.

Robert W. Lowe, Jr.

Jennie Garth Lovvorn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert W. Lowe, Jr. and Jennie Garth Lovvorn, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of July, 2019.

Notary Public

My Commission Expires: _____

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022