# WARRANTY DEED

Karen Johnson Davidson County
Batch# 267255 DEEDWARR
08/06/2019 09:01:35 AM 3 pgs
Fees: $18.00 Taxes: $499.49
20190806-0077816

| Address New Owners as: | Tax Bill To: | Map / Parcel |
|---|---|---|
| James and Karen Lowery<br>252 Karnes Drive<br>Franklin TN 37064 | New Owners | 172020a00200co |

**This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.** 19-06-15988

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 sufficiency of all of which are hereby acknowledged, Woodlend LP d/b/a The Boulders Residential Subdivision, a Tennessee Limited Partnership, (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto James Anthony Lowery, and wife, Karen M. Lowery (The "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

**Being Lot Number 2 on Myrtlewood Estates, Section 8, a Planned Unit Development, formerly Brentwood Oaks Expansion, of record in Instrument Number 20170918-0095179, said Register of Deeds Office for Davidson County, Tennessee, to which reference is hereby made to said instrument number for a more comprehensive legal description.**

**Being a portion of the same property conveyed to Woodlend LP d/b/a The Boulders Residential Subdivision, a Tennessee Limited Partnership, by Quitclaim Deed from Kimbrough L. Dunlap III of record in Instrument Number** 20190806-0077815 **, Register's Office for Davidson County, Tennessee.**

**This is improved property known as 5820 Woodland Hills Drive, Nashville, TN 37211.**

This conveyance is subject to the following:

1. Taxes for the year 2019 and subsequent years, a lien not yet due and payable.
2. Easement as of record in Book 6489, Page 537, Book 7950, Page 227, Instrument No. 19991222030625, Instrument No. 1999122220306126, Instrument No. 200801180006026 and Instrument No. 200802270018946, said Register's Office.
3. Covenants as of record in Instrument No. 20180920-0093374 and Instrument No. 20190701-0063431, said Register's Office.
4. Deed of conveyance of record in Book 5691, Page 548, said Register's Office.

5. Subject to all matters as disclosed on plat of record in Instrument No. 20170918-0095179, said Register's Office.

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

The actual consideration or value, whichever is greater for this transfer is $134,995.00.

Affiant

Subscribed and sworn to before me this 31th day of July, 2019.

Notary Public

My Commission Expires: 6/11/2023

LOGAN C. E. BELL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/11/2023
COUNTY OF CHEATHAM

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

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, its successors, and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 31th day of July, 2019.

Woodlend LP d/b/a
The Boulders Residential
Subdivision, L.P.

By: Steven Willis

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared Steven Willis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be Sole Partner for The Boulders Residential Subdivision, a Tennessee Limited Partnership,, and as such Sole Partner acknowledged that he is authorized to execute the foregoing instrument on behalf of The Boulders Residential Subdivision, a Tennessee Limited Partnership, the within named bargainor, a limited Partnership, and that he as such Sole Partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by him/herself as Sole Partner.
Witness my hand this 31th day of July, 2019.

Notary Public

My Commission Expires: 6/11/2023

LOGAN C. E. BELL
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
06/11/2023
COUNTY OF CHEATHAM