WARRANTY DEED

Karen Johnson Davidson County
Batch# 277514 DEEDWARR
08/29/2019 09:05:30 AM 3 pgs
Fees: $18.00 Taxes: $991.29
20190829-0087106

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN.

NANCY COLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

State of Tennessee
County of Knox

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $267,917.00

Amanda Sauer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF AUGUST, 2019

Notary Public

MY COMMISSION EXPIRES: 8-2-2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Specialists, Inc., 8870 Cedar Springs Lane, Suite 208, Knoxville, TN 37923

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Teresa B. Price	Carrington Mortgage Services, LLC, ISAOA/ATIMA	126-150-A-204.00-CO
(NAME)	(NAME)	
8332 Trading Post Ct.	P. O. Box 692408	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	San Antonio, TN 78269	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 13823

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Kirk H. Low Jr., unmarried,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Teresa B. Price, unmarried,

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

That certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 188 on the Plan of Section Four, Boone Trace at Biltmore of record in Plat Book 9700, Page(s) 932 and 933, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Kirk H. Low, Jr., an unmarried man, by Warranty Deed from Jeffry K. Cheairs, unmarried, dated 07-15-2015 and recorded in Instrument No. 201507210071174 in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all applicable restrictions, building setback lines and all existing easements and conditions as shown of record in the Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☑ Property, known as 8332 Trading Post Ct., Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, 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. 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.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my/our hands this 21st day of August, 2019.

SIGN HERE

Kirk H. Low Jr.

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, **Kirk H. Low Jr.**, the within named bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson County, Tennessee this 21st day of August, 2019.

Jacqueline G Brown
Notary Public

SIGN HERE

My Commission Expires: 3-8-22

JACQUELINE G. BROWN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

True Copy Certification

I, Amanda Savoy, 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, Samantha J. Chamblee, a notary public for this county and state, Amanda Savoy, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 03-31-2021

SAMANTHA J. CHAMBLEE
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY