WARRANTY DEED

Karen Johnson Davidson County
Batch# 284435 DEEDWARR
09/11/2019 03:33:23 PM 2 pgs
Fees: $13.00 Taxes: $928.70

20190911-0092120

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $251,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 5TH DAY OF SEPTEMBER, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES

STEPHANIE DOME
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 07-05-2021

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 19-1159JW

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Margaret Claire Rogers and Grant Phillip Claire	new owners	
721 Albany Dr		075-08-0-059.00
Hermitage, TN 37076		

FOR AND IN 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,

CHRISTOPHER LOWERY AND WIFE, DANIELLE A. LOWERY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MARGARET CLAIRE ROGERS AND GRANT PHILLIP CLAIRE, BOTH UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP

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:

Land in Davidson County, Tennessee, being Lot No. 264 on the Plan of Tulip Grove, Section Four, as of record in Plat Book 4175, Page 12, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Christopher Lowery and wife, Danielle A. Lowery by Warranty Deed from Jeremy Bockman, unmarried, recorded on the 29th day of October, 2010 in Instrument No. 20101029-0086527, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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

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

3. **Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TULIP GROVE, SECTION FOUR, as recorded in Plat Book 4175, Page(s) 12.**

4. **Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4228, Page 457.**

This is improved property known as 721 Albany Dr, Hermitage, TN 37076

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-VERB-19-721

Witness our hand on the 5th day of September, 2019.

Christopher Lowery

Danielle A. Lowery

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, CHRISTOPHER LOWERY AND DANIELLE A. LOWERY, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 5th day of September, 2019.

Notary Public

My Commission Expires: 5/15/2021

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires