WARRANTY DEED

Karen Johnson Davidson County
Batch# 301950 DEEDWARR
10/17/2019 08:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,546.23
20191017-0106281

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$417,900.00.**

Affiant

Subscribed and sworn to before me, this the 15th day of October, 2019.

Notary Public

My commission expires: 12-18-22
(AFFIX SEAL)

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Sharon Burns	SWBC Mortgage	**Map 155-16-0-A Parcel 215.00co**
1004 Morgan Trace Court	9311 San Pedro Ave #100	
Nashville, TN 37221	San Antonio, TX 78216	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Matthew Todd Lowney, a married man

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

Sharon Burns , a single woman

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. 59 on the Plan of Traceside, Section Eight, of record in Plat Book 9700, Page 659, 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 all of the same property conveyed to Matthew Todd Lowney and wife, Ashley Franklin Lowney, by Warranty Deed dated July 8, 2013, from Thomas E. Tatro and wife, Stephanie R. Tatro, of record in Instrument No. 20130709-0070730, Register's Office for Davidson County, Tennessee. The said parties having since divorced by Final Decree of record in Case No. 16D-1775, Third Circuit Court for Davidson County, Tennessee. The said property was further conveyed to Matthew Todd Lowney by Quitclaim Deed dated September 20, 2018, from Ashley Franklin Lowney, of record in Instrument No. 20180920-0093511, said Register's Office.

Ruth Huggins Lowney, spouse of the above named Matthew Todd Lowney, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, including any marital rights and homestead exemption.

Conveyance of the above described property is subject to the following: (1) The Plan of record in Plat Book 9700, Page 659, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Restrictive Covenants contained in instrument of record in Book 9236, Page 504, Register's Office of Davidson County, Tennessee. (3) Declaration of Covenants, Conditions and Restrictions for Traceside of record in Book 9236, Page 504, and as amended and restated in Book 9435, Page 493, and further amended in Book 9677, Page 675, Register's Office for Davidson County, Tennessee. (4) By-Laws of Traceside Homeowners' Association, Inc., of record in Book 9668, Page 899, Register's Office for Davidson County, Tennessee. (5) Charter of Traceside Homeowners' Association, Inc., of record in Book 9668, Page 894, Register's Office for Davidson County, Tennessee. (6) Easement for Right-Of-Way of record in Book 3533, Page 299, said Register's Office. (7) Easement for Right-of-Way as contained in Judgment for Tennessee Valley Authority in Book 4243, Page 685, said Register's Office. (8) Easement for Water and Sewer Utility Lines as contained in Final Judgment in Book 5607, Page 882, said Register's Office. (9) Agreement for Dedication of Easement for Water Lines in Book 9306, Page 279, said Register's Office. (10) Agreement for Dedication of Easement for Sewer Line in Book 11564, Page 887, said Register's Office. (11) All matters shown on the Plan of record in Book 9700, Page 659, Register's Office for Davidson County, Tennessee. (12) Conveyance of common area to Traceside Homeowners' Association, Inc., in Instrument No. 20000329-0031449, said Register's Office. (13) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **1004 Morgan Trace Court, Nashville, TN 37221**

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 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.

Witness my/our hand(s) this **15th** day of **October, 2019.**

Matthew Todd Lowney

Ruth Huggins Lowney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Matthew Todd Lowney and Ruth Huggins Lowney,** the within named sellers, with whom I am personally acquainted (or proved to me 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 Nashville, Tennessee, this **15th** day of **October, 2019.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

