WARRANTY DEED

Karen Johnson Davidson County
Batch# 329027 DEEDWARR
12/13/2019 09:42:56 AM 2 pgs
Fees: $13.00 Taxes: $1,324.60

20191213-0128682

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $358,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th day of December, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Daniel G. Lowe and Catherine W. Lowe		146 15 0 076.00
(NAME)	(NAME)	
5121 Anchorage Drive	NEW OWNER	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jarrod Daniel Lee and Stephanie Saucier Lee, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Daniel G. Lowe and Catherine W. Lowe, husband and wife**, 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. 36 in Haileywood Estates, Section II, as of record in Book 2331, Page 81, Register's Office for Davidson County, Tennessee.

Beginning at a point in the westerly margin of Anchorage Drive at the common corner of Lots Nos. 35 and 36; thence with the line between said lots westwardly 165 feet to a point; thence northwardly 175.2 feet to a point in the southerly margin of an unnamed street; thence with the margin of said street eastwardly 168 feet to the beginning of a curve; thence around said curve in a southeasterly direction 39.3 feet to a point in the margin of Anchorage Drive; thence with the margin of said Drive southwardly 151.6 feet to the point of beginning.

Being the same property conveyed to Jarrod Daniel Lee and Stephanie Saucier Lee, husband and wife, by Warranty Deed from Sandra Jean Liles, unmarried, of record in Instrument No. 20170302-0020656, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐
This is improved ☒ property, known as 5121 Anchorage Drive, Nashville, TN 37220

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.

Witness our hands this 9th day of December, 2019

Jarrod Daniel Lee

Stephanie Saucier Lee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Jarrod Daniel Lee and Stephanie Saucier Lee, husband and wife, the bargainor, 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, this the 9th of December, 2019.

Notary Public

My Commission Expires: 07/09/2022

(SEAL)

MATTHEW C PIETSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File Number: GRN-1911966SSO