WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-19-5724

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 191123618

Karen Johnson Davidson County
Batch# 330656 DEEDWARR
12/17/2019 07:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,243.02
20191217-0129772

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $335,950.00.

Affiant

Subscribed and sworn to before me, this 13th day of December, 2019.

Notary Public
My Commission Expires: 3-1-2023 (3-1-2023)

DEBORAH L. BISSELL
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF PERRY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
David T. Grueser and Jaylin G. Grueser 8045 Esterbrook Drive Nashville TN 37221	Franklin Synergy Bank 722 Columbia Ave Franklin, TN 37064	Tax Parcel ID No. 128-14-0-065.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brian J. Lowe and Whitney Lowe (formerly known as Whitney S. Gentry), husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **David T. Grueser and Jaylin G. Grueser, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 81 on the Plan of Section Two Harpeth Park, of record in Plat Book 3700, Page 58, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

said Lot fronts 89.18 feet on the Southerly side of Esterbrook Drive and runs back 201.85 feet on the Easterly line and 219.5 feet on the Westerly line to a dead line in the rear on which it measures 94.41 feet.

Being the same property conveyed to Brian J. Lowe, an unmarried man and Whitney S. Gentry, an unmarried woman by Warranty deed from Charles H. Wilson, unmarried of record in Instrument No. 20100225-0014332 Register's Office for Davidson County, Tennessee, dated February 19, 2010 and recorded on February 25, 2010.

The execution of this instrument is effected by the signature of Brian J. Lowe as Attorney-in-fact for Whitney Lowe (formerly known as Whitney S. Gentry), which Power of Attorney is recorded in Instrument No. ____201912170129771____, in said Register's office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 3700, Page 58, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 3990, Page 68, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 8045 Esterbrook Drive Nashville TN 37221

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors has executed this instrument on this 13th day of December, 2019.

Brian J. Lowe

Whitney Lowe by Brian J. Lowe as Attorney-in-fact

Whitney Lowe by Brian J. Lowe as Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brian J. Lowe, 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, this 13th day of December, 2019.

Notary Public

My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 13, 2022

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brian J. Lowe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Whitney Lowe and that he is authorized by Whitney Lowe to execute this instrument on her behalf.

WITNESS my hand, at office, this 13th day of December, 2019.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 13, 2022

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

