Karen Johnson Davidson County
Batch# 336907 DEEDWARR
12/31/2019 02:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20191231-0135140

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $340,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 30th day of December, 2019.

NOTARY PUBLIC

My commission expires: 4-13-22

MORGAN O'NEILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Spencer Lowe and Natalie Lowe	Pinnacle Bank	054-13-0-024.00
(NAME)	(NAME)	
3234 Lakeshore Drive	150 3rd Avenue South	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Nashville, TN 37201	

Warranty Deed

For and in Consideration of the sum of $340,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Micah D. Watson and wife, Allison N. Watson and Bruce L. Barbour, a married man,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Spencer Lowe and Natalie Lowe, joint tenants**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being part of Lot #13, of Section II on the Plan of Life and Casualty Insurance Co. Subdivision of the Dobbs and Elliot property known as Dupontonia, as shown by plat of record in Plat Book 843, Page 56, Register' s Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot.

Beginning at a point in the northerly margin of Pitts Avenue and thence South 67° West 7 Feet to a point in said margin of said Avenue, said point being the common corner between Lot 13 and Lot 14 and thence with the line between Lot 13 and Lot 14 North 40° 1' West 328 Feet to an iron pin and thence in a straight line 328.5 feet to the beginning.

Being the same property conveyed to MICAH D. WATSON AND WIFE, ALLISON N. WATSON, by deed from JUDITH L. ENGLE FKA JUDITH L. BERGSTROM, A MARRIED WOMAN, of record in Instrument No. 20160712-071198 , dated July 11, 2016 , said Register's Office.

Said property is not and never has been the marital or principal residence of Bruce L. Barbour.

This property is __unimproved _X_improved property known as: 3234 Lakeshore Drive, Old Hickory, TN 37138.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 30th day of December, 2019.

Micah D. Watson

Allison N. Watson

Bruce L. Barbour

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Micah D. Watson and Allison N. Watson, and Bruce L. Barbour, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of December, 2019.

Notary Public
My Commission Expires: 4/28/23

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Jessica Sparnell 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Jessica Sparnell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 4-13-22

MORGAN O'NEILL
STATE OF TENNEESSEE NOTARY PUBLIC
(SEAL)
WILSON COUNTY