STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $248,300.00.

Affiant

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

Notary Public
MY COMMISSION EXPIRES:
File No. G19-7370

Karen Johnson Davidson County
Batch# 337168 DEEDWARR
01/02/2020 10:35:30 AM 2 pgs
Fees: $13.00 Taxes: $918.71
20200102-0000228

ASHLEY NOFFSINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 9, 2023

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Eric A. Lower and Catherine A. Reidy (NAME)	Zillow Home loans LLC ~~lender test~~ (NAME)	064-16-0E-001.00-C
3608 Abes Landing Drive (STREET ADDRESS)	10975 El Monte St. (STREET ADDRESS)	
Granbury, TX 76049 (CITY) (STATE) (ZIP)	Overland Park, KS 66211 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **W. Vincent Lord, Jr. and wife, Katherine E. Lord**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eric A. Lower and Catherine A. Reidy**, 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 all of Unit No. 1 in Building 1, on the site layout, Exhibit Plat of Townhomes of Truxton Village, attached as Exhibit A-1, to the Declaration of Covenants, Conditions and Restrictions filed for record in Instrument 200610250132473 and amended in Instrument 200611060137656 and further amended in Instrument 200711050130490, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to W. Vincent Lord, Jr. and wife, Katherine E. Lord by Deed dated July 1, 2013, recorded July 3, 2013, in Instrument Number 20130703-0069025, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Charter of Homeowners Association of record in Instrument 200610260133179, Register's Office for said County.
2. Common Area conveyed to Homeowners Association of record in Instrument 200611060137657, Register's Office for said County.

3. Easement to Comcast of Nashville I, LLC of record in Instrument 201511300120249, Register's Office for said County.
4. Easement to Cumberland Utility District of record in Book 4910, Page 838, Register's Office for said County.
5. Ingress and Egress rights described in deed of record in Book 5699, Page 537, Register's Office for said County.
6. Easement for Sanitary Sewer/Storm Drainage of record in Instrument 200012080121300, Register's Office for said County.
7. Stormwater Detention Agreement of record in Instrument 200512300156496, Register's Office for said County.
8. Restrictions as recorded in Instrument 200610250132473; 200611060137656; and 200711050130490, Register's Office for Davidson County, Tennessee.
9. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

The 2019 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 230 Windsor Chase Court, 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, 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. Whenever 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 30th day of December, 2019.

W. Vincent Lord, Jr.

Katherine E. Lord

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of December, 2019, before me personally appeared W. Vincent Lord, Jr. and Katherine E. Lord, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand at office, this 30th day of December, 2019.

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

State of Tennessee
County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022
Notary Seal (if on paper)

202001020000228