WARRANTY DEED



State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$485,000.00.**

Affiant

Subscribed and sworn to before me, this the 18th day of February, 2020.

Notary Public

My commission expires:_____
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 360602 DEEDWARR
02/20/2020 08:37:59 AM 2 pgs
Fees: $13.00 Taxes: $1,794.50

20200220-0018758

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
Matthew Todd Lowney **Ruth Huggins Lowney**	NEW OWNER	**Map 115-09-0 Parcel 054.00**
6755 Pennywell Drive		
Nashville, TN 37205		

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,

Patricia Aaron, Executor of the Estate of Robert William Bogen, and Patricia B. Aaron, Trustee of the Robert William Bogen Revocable Trust dated October 25, 2018

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

Matthew Todd Lowney and Ruth Huggins Lowney, 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. 161-A on the Plan of West Meade Estates, Section Eight, of record in Plat Book 3700, Page 31 and amended in Book 4053, Page 466, 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 Robert W. Bogen and wife, Marion B. Bogen by Deed dated July 1st, 1970 from James H. Henry and wife, Glyn C. Henry of record in Book 4428 Page 525 and further conveyed to Marion B. Bogen by Quitclaim Deed dated May 6th, 1997 from Robert W. Bogen of record in Book 10443 Page 976, Register's Office for Davidson County, Tennessee. The said Marion B. Bogen having since died testate on October 7th, 2018. The said property was devised to Robert William Bogen pursuant to the Last Will and Testament of Marion Bryde Bogen of record in Docket No. 18P-1908, in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division. The said Robert William Bogen having since died testate on May 20th, 2019. Said property is to be administered as part of his probate estate pursuant to his Last Will and Testament of record in Docket No. 19P-1225 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division. Patricia Aaron was appointed as the Executor of said estate.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 3700, Page 31 and amended in Book 4053, Page 466, 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 3934, Page 115 and amended in Book 4503, Page 111, Register's Office for Davidson County, Tennessee. NOTE: Said Restrictions are not applicable to portions thereof that have already expired. (3) 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 **6755 Pennywell Drive, Nashville, TN 37205**

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 **18th** day of **February, 2020.**

Patricia Aaron, Executor

Patricia Aaron, Executor of the Estate of Robert William Bogen

Patricia B Aaron, Trustee

Patricia B. Aaron, Trustee of the Robert William Bogen Revocable Trust dated October 25, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Patricia Aaron**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the **Executor of the Estate of Robert William Bogen**, the maker or the constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Nashville, Tennessee, this **18th** day of **February, 2020.**

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 1/17/21

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Patricia B. Aaron**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the **Trustee of The Robert William Bogen Revocable Trust dated October 25, 2018**, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Nashville, Tennessee, this **18th** day of **February, 2020.**

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 1/17/21