THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter, Patterson & Cox PLLC **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215**	The actual consideration or value, whichever is greater, for this transfer is: $230,000.00. Affiant Subscribed and sworn to before me this 26th day of February, 2020. Notary Public My Commission Expires: 5-9-2023
Record & Return To: **First Title & Escrow Co., Inc.** **FTEC File No. 35275-01-2020**	

RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

EMILY H. PROPHET
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
David Martin Lowry, Jr. Karen C. Lowry 3000 Hillsboro Pike, # 143 Nashville, TN 37215	New Owner	Map and Parcel No. 117 03 0 A 143 00CO

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, **Ben E. Payne Jr., unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David Martin Lowry, Jr. and wife, Karen C. Lowry** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3000 Hillsboro Pike, # 143, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Karen Johnson Davidson County
Batch# 365526 DEEDWARR
03/02/2020 09:20:48 AM 3 pgs
Fees: $18.00 Taxes: $851.00

20200302-0022836

IN WITNESS WHEREOF, Grantor has executed this instrument on the 26th day of February, 2020.

Ben E. Payne Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ben E. Payne Jr., 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, at office, this 26th day of February, 2020.

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 143 on the Plan of Versailles Condominium Apartments, of record in Plat Book 5050, page 80, as corrected in Book 5171, page 153, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Versailles Townhomes Homeowner's Association, a horizontal property regime established by Master Deed of record in Book 5168, page 944, amended in Book 5589, page 367, Book 5659, page 641, rerecorded in Book 5667, page 375, Book 7770, page 955, and Book 8434, page 719, said Register's Office.

Being the same property conveyed to Ben E. Payne, Jr. and wife, Karen Michelle Payne by deed dated March 31. 1992 from James W. Bilyeu and wife, Wadean Bilyeu of record in Book 8595, page 16, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated August 25, 1993 of record in Book 9060, page 102, Register's Office for Davidson County, Tennessee, Karen Michelle Payne conveyed her interest in subject property to Ben E. Payne, being one and the same as Ben E. Payne, Jr.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable. Map and Parcel No. 117 03 0 A 143 00CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Versailles Townhomes Homeowners Association, of record in Book 5168, page 944, amended in Book 5589, page 367, Book 5659, page 641, rerecorded in Book 5667, page 375, Book 7770, page 955, and Book 8434, page 719, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 5050, page 80, as corrected in Book 5171, page 153, Register's Office for Davidson County, Tennessee.
5. Easement for access roads or driveways and for parking of record in Book 4240, page 209, Register's Office for Davidson County, Tennessee.
6. Easement for sanitary sewer of record in Book 3531, page 592, Register's Office for Davidson County, Tennessee.
7. Agreement for Dedication of Easement for sanitary sewers and/or storm drainage of record in Book 4158, page 34, Register's Office for Davidson County, Tennessee.