BOX 10-A

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200526892

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $377,000.00

Affiant

Subscribed and sworn to before me, this 25th day of June, 2020.

Notary Public
My Commission Expires:

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN. My Commission Expires AUGUST 30, 2021

Karen Johnson Davidson County
Batch# 428028 **DEEDWARR**
06/29/2020 11:05:19 AM 2 pgs
Fees: $13.00 Taxes: $1,394.90

20200629-0070037

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lauren A. Fowler and Caleb R. Hensel 221 Garrett Drive Nashville TN 37211	New Owner	Tax Parcel ID No. 147-06-0-010.00

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, **David Lowery and Shelby Lowery, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Lauren A. Fowler, single woman, and Caleb R. Hensel, single man, as tenants in common with right of survivorship** ("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(s) 156, as shown on the map entitled Revised Plan of Caldwell Hall, Section One, of record in Plat Book 2900, page 57 -59 , Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to DAVID LOWERY and SHELBY LOWERY, HUSBAND AND WIFE, by deed from CHAD RYAN GREENE AND LAUREN M. GREENE AND TERRY M. GREENE, HUSBAND AND WIFE, of record in Instrument No. 20181204-0118238 , dated November 16, 2018 , 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.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 147-06-0-010.00.

Matters shown on the Plan of record in Plat Book 2900, page 57 -59, said Register's Office.

This is improved property located at 221 Garrett Drive Nashville TN 37211

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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of June, 2020.

David Lowery

Shelby Lowery

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David Lowery and Shelby Lowery, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of June, 2020.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022