WARRANTY DEED

Karen Johnson Davidson County
Batch# 508514 **DEEDWARR**
11/03/2020 03:13:10 PM 2 pgs
Fees: $13.00 Taxes: $4,847.00

20201103-0128792

G-P-20-1619

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,310,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

SANDRA DENISE WOODS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05-2[illegible]4

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Henry Lowenfels and Toby Lowenfels	SWBC Mortgage Corp.	
(NAME)	(NAME)	**145-00-0-072.00**
1619 Otter Creek Road	9311 San Pedro # 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHRISTOPHER MEFFE AND COLLEEN MEFFE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TOBY LOWENFELS AND HENRY LOWENFELS,** _____, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land situated in the 7th Civil District of Davidson County, Tennessee, being Tract No. 1 on the Plan of Section Two, Waterswood Heights of record in Plat Book 4060, Page 132, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Christopher Meffe and Colleen Meffe, husband and wife by Warranty deed from Donald Joseph Boatright, an unmarried man of record in Instrument No. 20150526-0047948 Register's Office for Davidson County, Tennessee, dated May 21, 2015 and recorded on May 26, 2015.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4060, Page 132, Register's Office for Davidson County, Tennessee.
- Permanent Easement Agreement to the City of Forest Hills of record in Instrument No. 20011231-0145118, in the Register's Office for Davidson County, Tennessee.
- Declaration of Easement(s) for permanent Ingress, Egress and Utility of record in Instrument No. 20051013-0123712, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1619 Otter Creek Road, Nashville, Tennessee 37215**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 30th DAY OF OCTOBER, 2020.

Christopher Meffe

Colleen Meffe by Christopher Meffe, attorney in fact
Colleen Meffe by Christopher Meffe,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTOPHER MEFFE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of October, 2020.

Megan Paulus
Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christopher Meffe, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of COLLEEN MEFFE, and who acknowledged he/she/they executed the same as the free act and deed of the said COLLEEN MEFFE.

Witness my hand and official seal, this the 30th of October, 2020.

Megan Paulus
Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212