Karen Johnson Davidson County
Batch# 517036 DEEDWARR
11/16/2020 12:25:39 PM 2 pgs
Fees: $13.00 Taxes: $2,201.50
20201116-0134902

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$595,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
13th DAY OF November,2020

NOTARY PUBLIC
MY COMMISSION EXPIRES:
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 103 08
Nathan A. Chatfield 105 Portsmouth Cove Brentwood, Tennessee 37027	NEW OWNER	GROUP 08.00 PARCEL 024.00 CO

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 hereby acknowledged, we,

Jon Ryan Lowrance and Rebekah Grace Lowrance, Trustees of the Jon and Rebekah Lowrance Living Trust dated October 16, 2017

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Nathan A. Chatfield and Tiffany L. Chatfield, 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. 24 on the Plan of Section Two, Williamsburg at Brentwood of record in Plat Book 9700, Page 692, 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 by Jon Ryan Lowrance and Rebekah Grace Lowrance, Trustees or their successors in interest, of the Jon and Rebekah Lowrance Living Trust dated October 16, 2017, by Quitclaim Deed from Rebekah Lowrance and husband, Jon Ryan Lowrance, dated November 30, 2018 and filed of record in Instrument No. 20180413-0034969, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rebecca Lowrance and husband, Jon Ryan Lowrance by Warranty Deed from Mitchell E. Lynch and Nicole Lynch, husband and wife, date April 10, 2018 and filed of record in Instrument No. 20180413-0034969, in the Register's Office for Davidson County, Tennessee. Rebecca Lowrance being one in the same as Rebekah Lowrance.

This conveyance is made subject to the following:

1) 2021 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **105 Portsmouth Cove, Brentwood, Tennessee 37027.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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. 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 hand and official seal at office this 13th day of November, 2020.

Jon Ryan Lowrance, Trustee

Jon Ryan Lowrance, Trustee

Rebekah Grace Lowrance, Trustee

Rebekah Grace Lowrance, Trustee

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jon Ryan Lowrance and Rebekah Grace Lowrance**, 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, and who further acknowledged that they are the trustee(s) of the **Jon Ryan Lowrance and Rebekah Grace Lowrance, Trustees of the Jon and Rebekah Lowrance Living Trust dated October 16, 2017**, and acknowledged that they are authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal at Brentwood, (city), Tennessee, (state), this 13th, day of November, 2020.

Notary Public

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires

My Commission expires: January 23, 2023

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027