WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,212,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

G-VRES-21-1312

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

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)
Al Babbington and Marty L. Babbington, Trustees of the Babbington Family Trust dated August 28, 2016	new owner	
(NAME) **980 Tee Ct**	(NAME)	**082-09-0-057.00**
(ADDRESS) **Incline Village, NV 89451**	(ADDRESS)	
(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, **LOWRIE REAL ESTATE, LLC, A COLORADO LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AL BABBINGTON AND MARTY L. BABBINGTON, TRUSTEES OF THE BABBINGTON FAMILY TRUST DATED AUGUST 28, 2016,** 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 in Davidson County, Tennessee, being Lot No. 17 on the Plan of The Homestaed Addition, Estate of D.T. McGavock of record in Plat Book 57, Page 9, 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 Lowrie Real Estate LLC, a Colorado limited liability company by Warranty deed from Paul A. Rutherford and Wende Rutherford, husband and wife, as Tenants in Common with a Right of Survivorship as to a 50% interest, and Wendell Goodman and Lucy Goodman as tenants in common with a right of survivorship as to a 50% interest of record in Instrument No. 20191204-0125130 Register's Office for Davidson County, Tennessee, dated November 25, 2019 and recorded on December 04, 2019.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 9, 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: **1312 6th Ave North, Nashville, Tennessee 37208**.

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.

Karen Johnson Davidson County
Batch# 682696 **DEEDWARR**
07/23/2021 12:47:23 PM 2 pgs
Fees: $13.00 Taxes: $4,486.25

20210723-0099210

Witness my/our hand(s) this the 21st DAY OF JULY, 2021.

Lowrie Real Estate, LLC, a Colorado Limited Liability Company

BY: _____
Steve Lowrie
Authorized Agent

STATE OF Colorado

COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEVE LOWRIE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of LOWRIE REAL ESTATE, LLC, A COLORADO LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the ~~21st~~ 20th of July, 2021.

_____
Notary Public
My Commission Expires: 02/26/2022
(SEAL)

WILLIAM F HEIN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20184009209
MY COMMISSION EXPIRES 02/26/2022

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