Karen Johnson Davidson County
Batch# 771573 DEEDWARR
12/10/2021 11:08:47 AM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20211210-0164026

# WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DA.

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $380,000.00.

Affiant

Subscribed and sworn to me on December 8, 2021.

NOTARY PUBLIC

M. CATHERINE CLEARWATERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #35401

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| James Dewayne Lowe, II<br>Debra Winans-Lowe<br>601 Old Hickory Blvd. #17,<br>Brentwood, TN 37027 | SAME ADDRESS AS NEW OWNER | 173-3-B-211 CO |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Corazon Chua, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto James Dewayne Lowe, II, an unmarried man and Debra Winans-Lowe, a married woman, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 17 on the Plan of Phase Two, Section Six, Townhomes of Fredericksburg of record in Plat Book 9700, pages 953 and 954, Register's Office for said Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Corazon Chua by Deed from William R. Cotney and Deborah H. Cotney, husband and wife, of record in Instrument No. 20160603-0056367, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2021 Davidson County Taxes which have been prorated by the parties and paid by Grantors; 2022 Davidson County Taxes and subsequent taxes are assumed by the Grantees.
2. Declaration of Covenants, Conditions and Restrictions of record in Book 8920, page 65, Book 9500, page 393, Book 9860, page 840, Book 10126, page 435, Book 10224, page 683, Book 10294, page 850, Book 10694, page 541, Book 11550, page 531, Book 11682, page 75, Instrument No. 20000718-0070558, Instrument No. 20050705-0076596 and as amended and restated by Instrument No. 20191127-0122852, Register's Office for Davidson County, Tennessee.
3. Restrictions as may affect subject property of record in Book 10393, page 11, Book 10628, page 517, Book 10895, page 778, and Book 7798, page 843, Register's Office for Davidson County, Tennessee.
4. P.U.D. Boundary of record in Book 7900, page 509, Register's Office for Davidson County, Tennessee.

5. By-Laws of record in Book 8920, page 45, Book 10126, page 486, Book 10275, page 959, Book 10694, page 539, and Book 11550, page 554, Register's Office for Davidson County, Tennessee.
6. Charter of record in Book 8920, page 40, Book 10126, page 430 and Book 11550, page 529, Register's Office for Davidson County, Tennessee.
7. Sanitary Sewer Easement of record in Book 7358, page 643, Register's Office for Davidson County, Tennessee.
8. Easement of record in Book 9607, page 431, Register's Office for Davidson County, Tennessee.
9. Quitclaim Deed as to Homeowners Association Common Area of record in Book 11753, page 208, Register's Office for Davidson County, Tennessee.
10. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 601 Old Hickory Blvd. #17, Brentwood, TN 37027.

**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 GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, 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 on December 8, 2021.

Corazon Chua by her attorney-in-fact

**Corazon Chua, by**
**Richard W. Sebastian,**
**Her 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, the within named Richard W. Sebastian, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Corazon Chua, as her Attorney in Fact, as the free act and deed of the within named Corazon Chua.

Witness my hand and official seal on December 8, 2021.

NOTARY PUBLIC

My Commission Expires: _____

