WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of July, 2013.

_____
Notary Public

MY COMMISSION EXPIRES: March 03, 2014

NOTARY SEAL

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 Madison Street
Madison, TN 371125

BILL GARRETT, Davidson County
Trans:T20130057225 DEEDWARR
Recvd: 07/05/13 09:36 2 pgs
Fees:13.00 Taxes:536.50

20130705-0069517

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joshua H. Lowe and wife, Sarar E. Lowe	Wells Fargo Bank NA	08310034800
(NAME)	(NAME)	
630 Skyview Drive	2701 Wells Fargo Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Minneapolis, MN 55467	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, Stephen Edward Anderson as Devisee under the Last Will and Testament of Edward Anderson, Jr., deceased,, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOSHUA. H. LOWE AND WIFE, SARAH E. LOWE, 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. 42 on the Plan of Rolling Acres, as of record in Book 1130, Page 34, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Being the same property conveyed to Edward Anderson, Jr. and wife, Anna Catherine Anderson by Warranty Deed from H. Byrns Sheets and wife, Alma Sheets which deed is of record in Book 2644, Page 197, Register's Office for Davidson County, Tennessee. The said Anna Catherine Anderson having since died on December 4, 1991 and the said Edward Lee Anderson, Jr. aka Edward Anderson, Jr. having since died on December 6, 2010. By the Last Will and Testament of Edward Anderson property was devised to his son, Stephen Edward Anderson. See Probate Case No. 10P-1856 in the Circuit Court of the State of Tennessee, 20th Judicial District, Davidson County, Seventh Circuit, Probate Division.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2013 AND SUBSEQUENT YEARS; SUBJECT TO THOSE MATTERS SET FORTH ON THE PLAN OF ROLLING ACRES, OF RECORD IN BOOK 1130, PAGE 34, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND SUBJECT TO RECORDED EASEMENTS, IF ANY.

See Limited Power of Attorney being recorded with this instrument in the Register's Office for Davidson County, Tennessee as Instrument No. 20130705-0069516

unimproved ☐

This is improved ☑ property, known as 622 Skyview Drive, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 this 3rd day of July, 2013.

Stephen Edward Anderson

Stephen Edward Anderson

By: David R. Guilbert, Attorney in Fact

David R. Guilbert
Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF Davidson

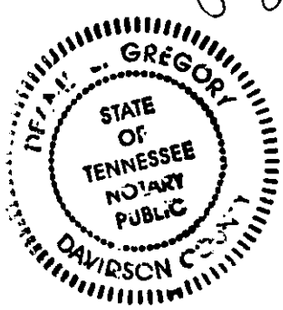
Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, David R. Guilbert, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of Stephen Edward Anderson, acting as that person's agent and attorney in fact, and the said David R. Guilbert acknowledged that he executed the foregoing instrument as agent and attorney in fact for Stephen Edward Anderson for the purposes therein contained.

WITNESS my hand and seal, this 3rd day of July, 2013.

Deanie L. Gregory

Notary Public, Deanie L. Gregory

My Commission Expires:
March 03, 2014



Return To:
Deanie L. Gregory, Attorney-at-Law
Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115