Return to:
Realty Title and Escrow Co., Inc.
1285 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

(2)

Prepared By ~~& Return To:~~
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
14-0087HV

BILL GARRETT, Davidson County
Trans:T20140031180 DEEDWARR
Recvd: 05/06/14 12:49 2 pgs
Fees:13.00 Taxes:584.60
20140506-0038541

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd day of May, 2014.

Notary Public
Commission Expires: 11-3-15

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Charles J. Lowe 118 Corbridge Court Goodlettsville, TN 37072	People's Bank 13180 Metcalf Ave Overland Park KS 66213	026-07-0-097.00

WARRANTY DEED

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, I/WE,

Jane Keller Ingram, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Charles J. Lowe and Shelley J. Lowe, 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. 81 on the plan of the Resubdivision of Windsor Green, Phase I, Section III, Lots 73-87, of record in Book 6250, Page 46, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Klyne Jack Keller by Warranty Deed from Randall Phillips Builders, Inc., dated 12/1/86 and recorded 12/3/86 in Book 7058, Page 677, Register's Office for Davidson County, Tennessee. The said Klyne Jack Keller having died on 5/11/96. Pursuant to his will of record in Instrument No. 20091209-0112355, he devised subject property to his daughter, Jane Keller Ingram. The estate was probated in Davidson County, Tennessee, under Case No. 96P1005. The estate was closed by order on 1/21/97.

Pursuant to the Power of Attorney of record in Instrument No. 20140506-0038540 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 118 Corbridge Court, Goodlettsville, TN 37072.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 2nd day of May, 2014.

Jane Keller Ingram by Steve Caldwell, Attorney in Fact

Jane Keller Ingram by Steve Caldwell, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Steve Caldwell,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for **Jane Keller Ingram** and that he is authorized by **Jane Keller Ingram** to execute this instrument on her behalf.

Witness my hand and official seal at Hendersonville, Tennessee this 2nd day of May, 2014.

KIM GILLESPIE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Kim Gillespie
Notary Public
My Commission Expires: 10-18-16

(Notary Seal)