THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14050865**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $112,000.00. Charles Crim Affiant Subscribed and sworn to before me, this 30th day of May, 2014. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20140038559 DEEDWARR
Recvd: 06/03/14 08:54 2 pgs
Fees:13.00 Taxes:414.40
20140603-0047585

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

WARRANTY DEED

Address New Owner: Charles Crim PO Box 68574 Nashville, TN 37206	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 083-11-003.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Charles Duff Lowe** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Charles Crim**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 126, ROLLING ACRES, as shown on plat of record in Plat Book 1130, Page 34, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Charles H. Lowe, unmarried to William F. Lowe and wife, Martha O. Lowe as recorded on the 27th day of April, 1960 in Deed Book 3068, Page 201, in the Register's Office of Davidson County, Tennessee. Said property having passed to the Estate of William F. Lowe upon his death on December 3rd, 1987 in Davidson County, Tennessee, and admitted to Probate as Docket No. 90282 on February 4th, 1987 in the Probate Court of Davidson County, Tennessee. In the Last Will and Testament of William F. Lowe, said property passed to heirs John H. Lowe and Charles D. Lowe in equal shares. Martha O. Lowe having predeceased William F. Lowe. Being the same property conveyed by Quit Claim Deed from John Harrison Lowe to Charles Duff Lowe as recorded on the 4th day of November, 2009 in Instrument No. 20091104-0101843.

Property is not the marital residence of Grantor or Grantee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ROLLING ACRES, as recorded in Plat Book 1130, Page(s) 34.

This is unimproved property located at 0 Skyview Drive Nashville, TN 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of May, 2014.

Charles Duff Lowe

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Charles Duff Lowe, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of May, 2014.

Notary Public

My Commission Expires: _____

MY COMMISSION EXPIRES
SEPTEMBER 9, 2014