THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Rachel A. Moore
420 Leisure Lane
Antioch, TN 37013
SEND TAX BILLS TO:
Peoples Home Equity, Inc.
5205 Maryland Way Suite 101
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20160071147 DEEDWARR
Recvd: 08/16/16 13:42 2 pgs
Fees:13.00 Taxes:462.50
20160816-0085429

WARRANTY DEED

(Map 162-16-0-C, Parcel 21.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **JAMES LOWE and wife, KAREN LOWE AND DAVID L. LOWE and wife, STACY LOWE**, hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **RACHEL A. MOORE, an unmarried woman**, hereinafter referred to as "Grantee", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being all of Lot No. 21, on the Plan of Leisure Heights, Planned Unit Development, Phase I, Section 2, 2nd revision, according to plat and survey of same appearing of record in Plat Book 6900, page 440, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.
>
> BEING the same property conveyed to James Lowe, Karen Lowe and David L. Lowe, by Quitclaim Deed from Victor Hazelwood, Trustee, dated March 17, 2010, of record in Instrument No. 20100318-0020530, in the Register's Office of Davidson County, Tennessee.
>
> Also being the same property conveyed to James Lowe and wife, Karen Lowe by Warranty Deed from Bobby E. Driskell and wife, Ok Hui Angie Driskell, dated December 19, 2000, of record in Instrument No. 20001227-0126008, in the Register's Office of Davidson County, Tennessee.
>
> Stacy Lowe, spouse of David L. Lowe, joins herein to convey any interest she may have by virtue of marriage or otherwise.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 6900, page 440; to Restrictive Covenants of record in Book 6146, page 241, Book 6150, page 585, Book 6396, page 504, Book 7303, page 232 and Book 6259, page 862 ; to Charter of homeowner's association of record in Book 6164, page 438; to By-Laws of record in Book 6146, page 276, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 420 Leisure Lane, Antioch, TN 37013.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, her heirs and assigns, forever.

Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the

same is unencumbered except as noted herein, and for the 2016 real property taxes which will be prorated at closing and paid by the Grantors.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS and signatures on this the 12th day of August, 2016.

JAMES LOWE

KAREN LOWE

DAVID L. LOWE

STACY LOWE

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Lowe and Karen Lowe and David L. Lowe and Stacy Lowe, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of August, 2016.

Notary Public

My Commission Expires: **SEPTEMBER 25, 2019**

Bonnie L Wigley State of Tennessee Notary Public Rutherford County

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $125,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 12th day of August, 2016.

Notary Public

My commission expires: **SEPTEMBER 25, 2019**

Bonnie L Wigley State of Tennessee Notary Public Rutherford County

File No. 20160596A