This instrument prepared by:
Homefront Title, LLC d/b/a
Midtown Title of Murfreesboro
1639 Medical Center Parkway
Suite 101
Murfreesboro, TN 37129
File Number: 2-18-1792

Bill Garrett Davidson County
Batch# 83549 DEEDWARR
04/23/2018 09:11:17 AM 2 pgs
Fees: $13.00 Taxes: $2,290.30
20180423-0037762

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $619,000.00

Affiant

AMANDA VAUGHN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 16th day of April, 2018

Notary Public
My Commission Expires: 8/5/2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Flora Wilhite Tydings 1504 Stokley Lane Old Hickory, TN 37138	Guaranteed Rate Inc. 109 Rand Place Suite 1 Franklin, TN 37064	06401011000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Jane Moye Finney Lowe, a widow**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Flora Wilhite Tydings, a married woman**, hereinafter called the Grantee(s), his/her/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. 56, Phase Two, Cleveland Hall Subdivision, as shown on the plat of record at Instrument No. 20020304-0026804, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed by General Warranty Deed from Cleveland Hall, LLC, a Tennessee limited liability company to Billy E. Lowe and Brenda S. Corn, as tenants in common, as recorded on the 15th day of March, 2004 in Instrument No. 20040315-0029484, in the Register's Office of Davidson County, Tennessee. Further being the same property conveyed by Quitclaim Deed from Brenda S. Corn to Billy E. Lowe, as recorded on the 13th day of December, 2011 in Instrument No. 20111129-0092807, as restated/re-recorded in Instrument No. 20111213-0097007, said Register's Office. Further being the same property conveyed by Quitclaim Deed from Billy E. Lowe to Billy Earl Lowe, Jr., Trustee of the Billy Earl Lowe, Jr. Living Trust dated January 30th, 2012, as recorded on the 8th day of March, 2012 in Instrument No. 20120308-0020181; and further by Quitclaim Deed from Billy Earl Lowe, Jr., Trustee of the Billy Earl Lowe, Jr. Living Trust dated January 30th, 2012 to Billy Earl Lowe, Jr. and Jane Moye Finney Lowe, husband and wife, as recorded on the 6th day of August, 2015 in Instrument No. 20150806-0078229, said Register's Office. Billy E. Lowe and Billy Earl Lowe, Jr., of the aforementioned transactions, are one and the same person. Billy Early Lowe Jr. having died on October 2, 2015.

This is ☒ improved or ☐ unimproved property located at: **1504 Stokley Lane, Old Hickory, TN 37138.**

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 16th day of April, 2018.

GRANTOR:

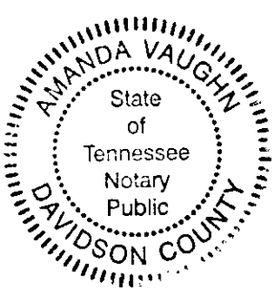
Jane Moye Finney Lowe

Jane Moye Finney Lowe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jane Moye Finney Lowe, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 16th day of April, 2018.



Amanda Vaughn
Notary Public
My Commission expires: 5/5/2020