WARRANTY DEED

ANTHONY DUNCAN H. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,700.-

Natasha J. Bilbrey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JULY, 2002.

Notary Public

MY COMMISSION EXPIRES: ~~May 28, 2006.~~ 1/4/06.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chris K. Owensby	National Bank of Commerce	136-13-152
(NAME)	(NAME)	
2724 Park Dale Drive	115 29th Ave. South	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217	Nashville, TN 37212	
(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, WE, Kenneth W. Carson and wife, Melanie Carson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Chris K. Owensby unmarried, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Park Dale Subdivision, of record in Plat Book 6200, Page 597, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Kenneth W. Carson, by deed of record in Instrument No. 200006050055464, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Melanie Carson joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property and/or which might be asserted against the trustee, beneficiary, mortgagee, or their assigns in enforcing any right.

unimproved ☐
This is improved ☒ property, known as 2724 Park Dale, Nashville, TN 37217
(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.

Davidson County DEEDWARR
Recvd: 07/23/02 09:38 2pgs
Fees:13.00 Taxes:331.89
20020723-0088191

[redacted]
RETURN TO:
TENNESSEE TITLE & ESCROW CO.
504 AUTUMN SPRINGS COURT #20
FRANKLIN, TN 37067

Witness my/our hand(s) this 16th day of July, 2002.

Kenneth W. Carson

Melanie Carson

STATE OF TENNESSEE

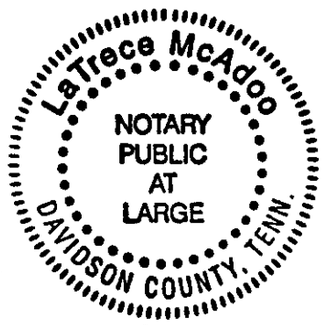
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth W. Carson and Melanie Carson with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 16th day of July, 2002.

Commission expires: May 28, 2006

Notary Public



My Commission Expires MAY 28, 2006