03

Realty Title
48-A

Return to:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Avenue, Ste. 102
Nashville, Tennessee 37215

Davidson County DEEDWARR
Recvd: 09/13/05 08:54 2 pgs
Fees:13.00 Taxes:610.37

20050913-0109691

WARRANTY DEED

FROM: HERMITAGE DEVELOPERS, INC.
TO: TERRY W. OWENS and daughter, CANDACE OWENS-FRANK

Address New Owner(s) as follows:

TERRY W. OWENS & CANDACE OWENS-FRANK
4061 Dodson Chapel Road, Unit #132
Hermitage, TN 37076

Send Tax Bills To: New Owner

Map-Parcel: 86-10-B/132CO

This Instrument was prepared by: CLYDE PAUL HOLLAND, ATTORNEY, 2416 Old Lebanon Road, Nashville, TN 37214-2422

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $164,966.00.

Terry W. Owens
AFFIANT

SWORN TO and subscribed before me, this 1st day of September, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2/22/2009

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), the receipt of which is hereby acknowledged, HERMITAGE DEVELOPERS, INC., a Tennessee corporation, hereinafter called "Grantor", has this day bargained and sold, and does hereby transfer and convey unto TERRY W. OWENS and daughter, CANDACE OWENS-FRANK, tenants in common with right of survivorship, hereinafter called "Grantees", their heirs, personal representatives, successors, and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being Unit No. 132 on the Plan of Noel Cove Townhomes, of record as Instrument No. 20030924-0141428, Register's Office for Davidson County, Tennessee, reference to said instrument is hereby made for a more complete description thereof.

BEING part of the same property conveyed to HERMITAGE DEVELOPERS, INC., a Tennessee corporation, by deed of record as Instrument No. 20021231-0162617, said Register's Office. and Instrument No. 20021231-0162618,

THE above described property is conveyed under the provisions of the Master Deed, Covenants and Restrictions of Noel Cove Townhomes Homeowners Association, Inc. of record as Instrument No. 20030924-0141428, in the Register's Office for Davidson County, Tennessee.

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, personal representatives, successors and assigns, forever; and we do covenant with the said Grantees that we 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, 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 single, and the use of any gender shall be applicable to all genders.

THIS is improved property known as 4061 Dodson Chapel Road, Unit #132, Hermitage, TN 37076.

WITNESS my hand this 1st day of September, 2005.

HERMITAGE DEVELOPERS, INC.

BY: James D. Holland Pres.
JAMES D. HOLLAND, PRESIDENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared JAMES D. HOLLAND, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Hermitage Developers, Inc., a Tennessee corporation, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and official seal at Nashville, Tennessee, this 1st day of September, 2005.

2/22/2009
MY COMMISSION EXPIRES:

Diane K. Mann
NOTARY PUBLIC

