200510060

Box 56

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF NOVEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 1/24/09

(AFFIX SEAL)

PATRICIA A. GREER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 11/10/05 16:08 2 pgs
Fees:13.00 Taxes:684.50

20051110-0136564

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jared L. Smalling	NEW OWNER	Map 160-04
(NAME)	(NAME)	
458 Oakley Drive		Parcel 10
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(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, I, **ROBERT STANLEY OWENS, A WIDOWER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JARED L. SMALLING AND WIFE, MELANIE D. SMALLING,** HEREINAFTER CALLED THE GRANTEES, 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 Country, Tennessee, being Lot No. 159 on the Plan of Brentwood Hall, Section VI, of record in Plat Book 2331, page 20, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Robert Stanley Owens and wife, Edith C. Owens, by deed from Walter E. Robertson and wife, Edith L. Robertson, of record in Book 2404, page 90, said Register's Office. Robert Stanley Owens conveyed his interest in said property to Edith C. Owens by Quitclaim Deed of record in Book 5276, page 21, said Register's Office. Edith C. Owens then conveyed ½ of her interest in said property to Robert Stanley Owens to create a tenancy by the entirety by Quitclaim Deed of record in Book 5546, page 633, said Register's Office. Edith C. Owens has since died, vesting title solely in Robert Stanley Owens as the surviving tenant by the entirety.

This conveyance is subject to (a) 2005 real property taxes which have been prorated and assumed by the grantor(s); (b) all matters appearing on the plan of record in Book 2331, page 20, said Register's Office; and (c) restrictive covenants of record in Book 1788, page 143, Book 2198, page 3 and Book 2393, page 339, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 458 Oakley Drive, Nashville, TN 37220

(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.

Witness my hand this 9 day of November, 2005.

Robert Stanley Owens

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 Robert Stanley Owens, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 9 day of November, 2005.

Commission expires: 11/24/07

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public