WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/22/06 08:44 2 pgs
Fees:13.00 Taxes:425.50

20060222-0020419

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8th DAY OF FEBUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: ~~February 12, 2006~~ 2/01/2010

(AFFIX SEAL)

STACEY JOHNS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

THIS INSTRUMENT WAS PREPARED BY
Equity Title & Trust, Inc., 2592 North Mt. Juliet Road, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Teresa Owens	Americas Wholesale Lender	064-12-0059.00
(NAME)	(NAME)	
4725 KaLamath Drive	1800 Tapo Canyon	
(ADDRESS)	(ADDRESS)	
Old Hickory, Tennessee 37122	Simi Valley, CA 93053-6712	
(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, **Howard D. McAbee**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Owens and wife, Teresa Owens**, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 4725 KaLamath Drive, Old Hickory, TN 37138
(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 8th day of February, 2006.

Howard D. McAbee

STATE OF TENNESSEE
COUNTY OF WILSON

Witness my hand and official seal at Mt. Juliet, Tennessee this ~~1st~~ 8th day of February, 2006.

Commission expires: ~~February 12, 2006~~ 2/01/2010

Stacey Johns

STACEY JOHNS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

File No.: 2006004

EXHIBIT A

Being Lot No. 358 on the Plan of Sherwood Forest, Section 4, as of record in Book 4460, pages 182, and 183, Register's Office for said County.

Being the same property conveyed to Howard D. McAbee and wife, Jean McAbee, by Warranty Deed from Zack Cheek Builders, Inc., a Tennessee Corporation, dated July 8, 1976, and recorded in Book 5047, page 816, in the Register's Office for Davidson County, Tennessee.

Jean McAbee is now deceased.