File No. 20060338

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/01/06 15:31 2 pgs
Fees:13.00 Taxes:505.05

20060901-0108665

JOHN GLEAVES
NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sameria Cornish	New Owner	61-16-240.00
(NAME)	(NAME)	
4008 Kennedy Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, Lloyd T. Owen and wife, Thelma A. Owen, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sameria Cornish, 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 County, Tennessee, being the Southerly 60 feet of Lot Nos. 40 and 42 on the Map of Kennedy and Graves Subdivision of Block C & D of Monte-Vista, as of record in Book 843, Page 14, in the Register's Office for Davidson County, Tennessee.

SAID parts of said lots front 60 feet on the East side of Kennedy Avenue, as now located, and run back between parallel lines 226.2 feet to a dead line in the rear.

BEING the same property conveyed to Lloyd T. Owen and wife, Thelma A. Owen by deed from Andrew Lloyd Harrell, II and wife, Leigh Ann Brown Harrell dated September 5, 1996 and filed for record on September 6, 1996 in Book 10180, Page 963, in the Register's Office for Davidson County, Tennessee.

Lloyd T. Owen executes this instrument on behalf of Thelma A. Owen pursuant to Power of Attorney recorded simultaneously herewith of record in Instrument no. 20060901-0108664, said Register's Office.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.

unimproved ☐

This is improved ☒ property, known as 4008 Kennedy Avenue, Nashville, TN 37206

(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 our hands this 28th day of August, 2006.

Lloyd T. Owen

Thelma A. Owen

BY: Lloyd T. Owen
Lloyd T. Owen, Attorney-in-Fact

File No. 20060338
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 Lloyd T. Owen, the bargainor(s), 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 this 28th day of August, 2006.

Commission expires:
10/07/2009

RACHEL ATKINSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Notary Public

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lloyd T. Owen with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of Thelma A. Owen as her Attorney in Fact as the free act and deed of the within named Thelma A. Owen

Witness my hand and official seal this 28th day of August, 2006.

Commission expires:
10/07/2009

Notary Public

RACHEL ATKINSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

AFTER RECORDING RETURN TO: