WARRANTY DEED



STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$134,900.00**

Rhonda K Owens
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF AUGUST, 2006.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: My Commission Expires 3-21-09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lender's Title & Escrow, LLC, 810 Crescent Centre Drive, Suite 250, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rhonda K. Owens	Rhonda K. Owens	151-10-A/115.00
(NAME)	(NAME)	
1020 Windsor Brook Place	1020 Windsor Brook Place	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(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, **Lethia Lewis**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Rhonda K. Owens, a single person**, 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. :

Being Lot No.40, Phase Two on the plan of **Village of Long Hunter**, as of record in Instrument No. 20020515-0059732, Register's Office for Davidson County, Tennessee.

This being the same property conveyed to Lethia Lewis by Deed from Ole South Properties, Inc., dated October 4, 2002, filed of record on October 10, 2002 in Instrument No. 200210100124357, in the aforesaid Register's Office.

Said property herein described is subject to the following, including but not limited to declarations, conditions, covenants, restrictions, agreements, easements and/or encroachments of record in said Register's Office:

a) Restrictions of record in Instrument No. 200205150037932, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1020 Windsor Brook Place, Antioch, TN 37013

(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.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 30th day of August, 2006.

Davidson County DEEDWARR
Recvd: 09/21/06 09:41 2 pgs
Fees:13.00 Taxes:499.13

20060921-0116980

Lethia Lewis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors, Lethia Lewis, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this the 30TH day of AUGUST, 2006.

Commission expires:

My Commission Expires 3-21-09

Carmen Coats
Notary Public

