WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/10/08 13:00 2 pgs
Fees:13.00 Taxes:505.05
20080110-0003207

RHONDA D. DAVIS NOTARY PUBLIC My Comm Expires June 21, 2009 RUTHERFORD COUNTY, TN 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 31st DAY OF DECEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Joseph Peters	Michael Joseph Peters	16311000200
(NAME)	(NAME)	
2967 Baby Ruth Lane	2967 Baby Ruth Lane	
(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, Jerron L. Owens and wife, Carolina L. Owens, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael Joseph Peters, a single man, 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 Lot No. 2 on the Plan of Baby Ruth lane Estates of record in plat Book 9700, Page 611, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Jerron L. Owens and wife, Carolina L. Owens, by Warranty Deed dated November 30, 1998 from Ephiram McLean Old, II of record in Book 11233, Page 20, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Jerron L. Owens and Carolina L. Owens by Andy Brown as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in instrument No. 20070110-0003206 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 2967 Baby Ruth Lane, 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.

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

RETURN TO:
TRI STAR TITLE & ESCROW, LLC
279 ROBERT ROSE DRIVE, STE B
MURFREESBORO, TN 37129

Witness our hands this 31st day of December, 2007.

Jerron L. Owens by Andy Brown as his attorney in fact

Attorney in Fact By: Andy Brown as his Attorney-In-Fact

Carolina L. Owens by Andy Brown as her attorney in fact

Attorney in Fact By: Andy Brown as Her Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF Williamson

On this 31st day of December, 2007 before me personally appeared Andy Brown, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence the person who executed the foregoing instrument on behalf of Jerron L. Owens and Carolina L. Owens, and acknowledged that they executed the same as the free act and deed of the said Jerron L. Owens and Carolina L. Owens, through Power of Attorney granted Andy Brown by the said Jerron L. Owens and Carolina L. Owens.

Witness my hand and official seal at Franklin, Tennessee this 31st day of December, 2007.

Commission expires: 11/14/09

Tabitha N. Calhoun STATE OF TENNESSEE NOTARY PUBLIC

Notary Public