Davidson County DEEDWARR
Recvd: 04/07/08 14:14 2 pgs
Fees:13.00 Taxes:962.00

20080407-0035125

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $260,000.00. Kim Ezell Owens Affiant Subscribed and sworn to before me, this 7th day of April, 2008. Notary Public My Commission Expires:

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Kim Ezell Owens 3610 Trimble Road Nashville, TN 37215	OWNER	117-15-2.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BOB HALEY**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **KIM EZELL OWENS, UNMARRIED** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Map of First Revision, The Glen Echo, as of record in Instrument No. 20071102-0129357, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Bob Haley by deed from Cindy D. Lockhart, Jon B. Sheridon aka Jon B. Sheridan and Dolores D. Dennard, aka Delores D. Dennard, dba DLS Properties and Cindy D. Lockhart, Jon B. Sheridon aka Jon B. Sheridan and Dolores D. Dennard aka Delores D. Dennard, each individually, as of record in Instrument No. 20060824-0104781, Register's Office for Davidson County, Tennessee.

The subject property is not the usual place of residence of the Grantor or his spouse.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2008 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 1424, page 52; and in Instrument No. 20071102-0129357, Register's Office for Davidson County, Tennessee.

3. Restrictions of record in Book 1577, page 467, and Book 1577, page 469, said Register's Office.

4. Declaration of Covenants, Conditions and Restrictions for The Glen Echo Subdivision, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20070126-0010692, Register's Office for said County. First Amendment to DCCR of record in Instrument No. 20070726-0088889, said Register's Office.

5. Charter of The Glen Echo Homeowner's Association, of record in Instrument No. 20070129-0011476, Register's Office for said County.

This is improved property known as: **404 Glen West Drive, Nashville, TN 37215**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 7th day of April, 2008.

Bob Haley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bob Haley, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 7th day of April, 2008

Notary Public

My Commission Expires: _____

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

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