BILL GARRETT, Davidson County
Trans: T20090058375 DEEDWARR
Recvd: 08/26/09 08:20 2 pgs
Fees: 13.00 Taxes: 647.50
20090826-0080177

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $175,000.00.

Affiant

Subscribed and sworn to before me, this 24th day of August, 2009.

Notary Public:
My Commission Expires: 3/20/10

PAUL F. BOOER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map/Parcel Number:
Joshua Owens and Cassandra Owens 4700 Lovewood Drive Nashville, TN 37216	New Owner	06108009600

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Johnny D. Hassell and wife, Michelle Earles-Hassell,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Joshua Owens and Cassandra Owens, husband and wife,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, Described as follows, to-wit:

BEING the westerly part of Lot No. 43 on the Map of Section Three, McGaughey Heights, as of record in Book 1835, Page 120, Register's Office for said County, as revised as to the easterly or **rear line by instrument in Book 2104, Page 189, said Register's Office, and described as follows:**

BEGINNING on a point on the easterly margin of Lovewood Drive, the common corner of this lot and of Lot 44 of McGaughey Heights, Section Two, as of record in Book 1835, Page 58, said Register's Office; thence with the line between said lots, easterly 198 feet more or less to the rear line of said lots as established by said agreement of record in Book 2104, Page 189, Register's Office, being in the west line of Lot 5 of Camella Place Subdivision, not of record, as also established by said agreement; thence southerly, along said agreed line, and along the westerly line of said Camellia Place, 169.5 feet to the north line of Littonwood Drive; thence with the margin of said drive westerly 196.4 feet more or less to the beginning of a curve; thence with said curve, northwesterly 31.4 feet to a point in the easterly margin of Lovewood Drive; thence with the margin of the same, northerly 116.8 feet to the beginning.

BEING the same property conveyed to Johnny D. Hassell and wife, Michelle Earles-Hassell, by Warranty Deed from Corinne P". Simpson, a widow, dated August 18, 2000, recorded August 22, 2000, in Instrument Number 200008220083008, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

Taxes and assessments for the year 2009 and subsequent years.

Subject to conditions, easements, restrictions, and/or building set-back lines that appears on the plat of record in Plat Book 1835, Page 120 and Book 2104, Page 189, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Instrument Number 20020528-0064056, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 4700 Lovewood Drive, Nashville, TN 37216

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. Grantors covenant with said Grantees that they are

lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 24th day of August, 2009.

Johnny D. Hassell

Michelle Earles-Hassell

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 **Johnny D. Hassell and Michelle Earles-Hassell**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 24th day of August, 2009.

Commission Expires: 11/20/12

Notary Public: Devon J. Sutherland

DEVON J. SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

This Instrument Prepared By:

Highland Title, LLC.
394 West Main Street, Suite B-5
Hendersonville, TN 37075