BILL GARRETT, Davidson County
Trans:T20090084752 DEEDWARR
Recvd: 12/16/09 13:20 3 pgs
Fees:18.00 Taxes:375.18
20091216-0114553

This Instrument Prepared By:
Harpeth Title, LLC
109 West Park Drive, Suite 150
Brentwood, TN 37027
File No. H090694

Send Tax Bills To:
U.S. BANK HOME MORTGAGE
P.O. BOX 20005
OWENSBORO KY 42304-0005

New Owner is:
Samuel F. Owens, Jr
1119 Alandee St
Nashville, TN 37214

MAP: 052-13-0B

PARCEL: 073.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Johnny P. Brown, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Samuel F. Owens, Jr/ married** hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Unit No. 116 of the Condominium Site Plan of Phase II-C, Section 3, on the Plan of River Glen, of record in Plat Book 9700, pages 18 and 19, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description. **see Exhibit A for a more complete description.**

Being the same property conveyed to Johnny P. Brown, unmarried, by Warranty Deed from Tony E. Wallace, unmarried, dated 2-28-06 and recorded 3-2-06 in Instrument No. 20060302-0024450, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Improved property known as: **1119 Alandee Street, Nashville, TN 37214**

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this the 25 day of November, 2009.

GRANTOR(S):

JOHNNY P. BROWN

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **JOHNNY P. BROWN,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the this the 25 day of November 2009.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

NOTARY PUBLIC
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is **$101,400.00**.

AFFIANT

SWORN TO and subscribed before me this the 1ST day of DEC. 2009.

ANGELA A. RAMSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires: 5/22/2010

NOTARY PUBLIC
My commission expires: 5/22/2010

EXHIBIT A

Being a certain Condominium apartment in Davidson County, Tennessee, being Unit No. 116 of the River Glen Condominiums, Phase II-C, Section 3, A Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for River Glen Condomiums, of record in Book 7566, Page 571, and supplemented and amended in Book 10630, page 498, Register's Office for Davidso County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 7566, Page 606, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in Master Deed. Reference is hereby made to the Plan of River Glen Condominiums, of record in Book 9700, Page 19, Register's Office for Davidson County, Tennessee, for a more complete identification and