WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100010672 DEEDWARR
Recvd: 02/23/10 12:05 2 pgs
Fees:13.00 Taxes:917.60
20100223-0013729

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $248,000.00.

Affiant

Subscribed and sworn to before me this 19 day of February, 2010.

Notary Public
My Commission expires: 7-24-10
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Kyle B. Holmberg	New Owner	146-16-0-146.00
490 Rochelle Drive		
Nashville, TN 37220		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Dixie Owen, fka Dixie Weathersby**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Kyle B. Holmberg and Kimberly M. Newsom, both unmarried, as tenants in common with rights of survivorship**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

*Glenn T. Owen joins in this conveyance to convey any and all marital rights he may have in and to said property.

Being Lot No. 1 on the plan of Resubdivision of Lot 131, Section VI of Brentwood Hall, of record in Book 6200, page 580, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 1 fronts 124.11 feet on the northerly margin of Rochelle Drive and extends back 181.87 feet on the easterly line and 169.37 feet on the westerly line to a dead line in the rear, measuring 122.74 feet thereon.

Being the same property conveyed to Dixie Weathersby, by deed from Barbara Jean Reding, Dorothy Ann Thornton, unmarried, Carol June Hailey, unmarried, Curtis Malone Rogers and Lena Lucille Davis, on October 17, 2003, of record in Instrument Number 20031023-0156832, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 6200, page 580, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 2393, page 339, Register's Office for Davidson County, Tennessee.
- Easement for Ingress/Egress of record in Book 9676, page 603, Register's Office for Davidson County, Tennessee.

This is improved property known as: **490 Rochelle Drive, Nashville, TN 37220**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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.

WITNESS our hands this February 19, 2010.

Dixie Owen (fka Dixie Weathersby)

Glenn T. Owen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Dixie Owen and Glenn T. Owen,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 19, 2010

My commission expires 8/23/11

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212