THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, Tennessee 37215

CRT File No. 10040277

BILL GARRETT, Davidson County
Trans:T20100027210 DEEDWARR
Recvd: 05/06/10 11:55 2 pgs
Fees:13.00 Taxes:925.00

20100506-0034610

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $250,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of April, 2010.

Notary Public
My Commission Expires: 11/22/10

Kate Rosenthal NOTARY PUBLIC STATE OF TENNESSEE Sumner County

WARRANTY DEED

Address New Owner: ROBERT S. Steven T. McNutt and Shawn McCormick 628 Georgetown Drive Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 11503009500

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William J. Owens and Dorothy E. Owens, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Steven T. McNutt and Shawn McCormick** (*Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows: *ROBERT S. **AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP

Land in Davidson County, Tennessee, being Lot 137, PLAN OF BROOK MEADE, SECTION IV, as shown on plat of record in Plat Book 2133, Page 93, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being the same property conveyed to William J. Owens and wife, Dorothy E. Owens by Warranty Deed from Siegrist Brothers Dairy, a partnership composed of J. C. Siegrist, Oscar S. Siegrist, Carl S. Siegrist, William H. Siegrist, Minnie V. Siegrist, and Mrs. Charles E. Dahlinger, recorded in Book 2284, Page 491, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF BROOK MEADE, SECTION IV, as recorded in Plat Book 2133, Page(s) 93.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 628 Georgetown Drive Nashville TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Power of Attorneys recorded in Instrument #20080325-0030095 and in Instrument #20070615-0071623

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this ___ day of April, 2010.

William J. Owens by Gloria Carol Owens, his attorney-in-fact

Dorothy E. Owens by Gloria Carol Owens, her attorney-in-fact

X STATE OF Georgia
COUNTY OF Paulding

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Gloria Carol Owens,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for William J. Owens and Dorothy E. Owens,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 27th day of April, 2010.

Shondra Q. Shepherd
Notary Public
Paulding County, Georgia
My Commission Expires
Aug. 25, 2013

X Shondra Q. Shepherd
Notary Public

My Commission Expires: _____