WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100051230 DEEDWARR
Recvd: 08/18/10 09:24 2 pgs
Fees:13.00 Taxes:777.00
20100818-0065186

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$210,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF AUGUST, 2010.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Tyner	**James A. Tyner**	**MAP 160-16-C**
(NAME) **443 Old Towne Drive**	(NAME) **443 Old Towne Drive**	**PARCEL 88.00**
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS) **Brentwood, TN 37027**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DAVID A OWEN AND WIFE, JANICE H. OWEN** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES A. TYNER AND WIFE, JENNA O. TYNER,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No 88 on the Plan of the Terraces at Brentwood Chase (a Revision of "Old Towne at Brentwood Chase") of record in Instrument No. 20001103-0109137, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to David A. Owen and wife, Janice H. Owen by deed from John Matthew Conoyer and wife, Ellen Amanda Conoyer, of record in Instrument No. 20080617-0062254, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2010 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Instrument No. 2001103-0109137, said Register's Office; (c) Restrictive covenants contained in Book Instrument No. 20001214-0123057 and amended in Instrument No. 20010119-0005975; Instrument 20010328-0029845: Instrument No. 20041206-0144631 and DCCR of record in Instrument No. 20000531-0053798 and amended in Instrument No. 20000831-0086366, and Instrument No. 20000831-0086367, said Register's Office; and (d) Charter of record in Instrument No. 20001214-0123056, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **443 Old Towne Drive, Brentwood, TN 37027**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 16 day of August, 2010.

David A Owen

Janice H. Owen

ACKNOWLEDGMENT

STATE OF LOUISIANA
COUNTY OF Ouachita

Personally appeared before me, the undersigned, of said County, David A Owen, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16 day of August, 2010.

RUTH L. DECORTE NOTARY PUBLIC OUACHITA PARISH, LA

Commission expires:

16160
RUTH L. DeCorte. NOTARY PUBLIC
OUACHITA PARISH, LOUISIANA
MY COMMISSION IS FOR LIFE

Ruth L DeCorte
Notary Public

STATE OF LOUISIANA
~~**COUNTY OF**~~ Ouachita Parish

Personally appeared before me, the undersigned, of said County, Janice H. Owen, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16 day of August, 2010.

Commission expires:

RUTH L. DECORTE NOTARY PUBLIC OUACHITA PARISH, LA

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