BILL GARRETT, Davidson County
Trans:T20110012525 DEEDWARR
Recvd: 03/02/11 10:26 2 pgs
Fees:13.00 Taxes:264.55
20110302-0016685

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Richard L. Owens, Jr.
3104 Towne Village Road
Antioch, TN 37013

MORTGAGEE
Pinnacle National Bank
150 3rd Avenue South, Ste. 900
Nashville, TN 37201

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 150-06-0
PARCEL 110.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Jennifer L. Harding Word and husband, Jeremy E. Word,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Richard L. Owens, Jr., unmarried and Tera M. Tanner, unmarried, as joint tenants with right of survivorship,** 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 Lot No. 32, on the Plan of Section One, Towne Village of the Country, of record in Plat Book 5200, Pages 55 and 56, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jennifer L. Harding and Jeremy E. Word by Warranty Deed from John Daniel Hoffman and James David Hoffman, both unmarried, dated March 27, 2009 and filed of record in Instrument No. 20090406-0031106, Register's Office for Davidson County, Tennessee. Jennifer L. Harding and Jennifer L. Harding Word are one and the same person.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 5289, Page 687; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 5200, Page 55, Register's Office, Davidson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **3104 Towne Village Road Antioch, TN 37013.**

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 24th day of February, 2011.

Jennifer L. Harding Word

Jeremy E. Word

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Jennifer L. Harding Word and, Jeremy E. Word, 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 February, 2011.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.2.12

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $71,500.00.

Richard L Adams JR
AFFIANT

Subscribed and sworn to before me this 24th day of February, 2011.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.2.12