BILL GARRETT, Davidson County
Trans:T20110068664 DEEDWARR
Recvd: 11/02/11 09:35 2 pgs
Fees:13.00 Taxes:425.50
20111102-0085181

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Patricia Owen
Affiant

WARRANTY DEED

Subscribed and sworn to before me, this 1ST, DAY OF, NOVEMBER, 2011.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires NOV. 7, 2011

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia Owen, married	Renasant Bank	01700011300
	(NAME)	
	2001 Park Place North, Ste. #650	
(ADDRESS)	(ADDRESS)	
	Birmingham, AL 35203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Jerry Michael Newby, Jimmy Nelson Davenport, Cindy Marie Bagsby and Eunetta Sue Lyell, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Patricia Owen, married, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHERLY PART OF LOT NO. 8 AND ALL OF LOTS NOS. 9, 10 AND 11 ON THE PLAN OF THE UNION HILL BAPTIST CHURCH SUBDIVISION, NOT OF RECORD DESCRIBED TOGETHER ACCORDING TO A SURVEY MADE BY N.E. CUMMINGS, SR., AS FOLLOWS: BEGINNING IN THE CENTER OF LOWER WALKERS ROAD AT THE CORNER OF LOTS NOS. 7 & 8 IN SAID SUBDIVISION, BEING THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO DELTON E. KEEN AND WIFE, BY DEED FROM JAMES D. STRICKLAND AND WIFE, OF RECORD IN BOOK 3886, PAGE 507, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH THE CENTER OF SAID ROAD NORTH 46 DEG. 00' EAST 400 FEET TO THE CORNER OF LOTS NOS. 11 & 12; THENCE SOUTHEASTERLY 458' TO A POINT; THENCE S 45' TO A MONUMENT; THENCE W 165' MORE OR LESS, TO A BEECH AT A MONUMENT; THENCE S 33 DEG 00' W 175' TO KEEN'S NORTHEAST CORNER; THENCE WITH KEEN'S NORTHERLY LINE NORTHWESTERLY 421' MORE OR LESS, TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JERRY MICHAEL NEWBY, JIMMY NELSON DAVENPORT, CINDY MARIE BAGSBY AND EUNETTA SUE LYELL BY QUITCLAIM DEED FROM MARTHA DIANNE CLINARD RECORDED 05/01/07 BY INSTRUMENT NO. 20070501-0051723, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2748 Lower Walkers Creek Road, Goodlettsville, TN 37072
(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

WARRANTY DEED
(Continued)

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 my/our hand(s) this 1st day of November, 2011.

Jerry Michael Newby

Jimmy Nelson Davenport

Cindy Marie Bagsby

Eunetta Sue Lyell

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jerry Michael Newby, Jimmy Nelson Davenport, Cindy Marie Bagsby and Eunetta Sue Lyell, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of November, 2011.

Notary Public

My Commission Expires: 11-7-11

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072