BILL GARRETT, Davidson County
Trans:T20120018585 DEEDWARR
Recvd: 03/14/12 10:30 2 pgs
Fees:13.00 Taxes:510.60

20120314-0021863

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00

Lindsay K. Owens
Affiant

Subscribed and sworn to before me, this 12TH DAY OF MARCH, 2012.

Karen B. Heavener
Notary Public

MY COMMISSION EXPIRES: 11/8/15

(AFFIX SEAL)

KAREN B. HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 |
|---|---|---|
| Richard A. Graves, an unmarried person and Yevonne M. Creasy, an unmarried person | Regions Bank d/b/a Regions Mortgage | 01807003100 |
| | (NAME) | |
| 108 Utley Drvie | 2050 Parkway Office Circle | |
| (ADDRESS) | (ADDRESS) | |
| Goodlettsville, TN 37072 | Birmingham, AL 35244 | |
| (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 Lindsay Kate Owens and husband, Kyle Owens, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Richard A. Graves, an unmarried person and Yevonne M. Creasy, an unmarried person, 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 LOT NO. 58 ON THE PLAN OF CONNELL ESTATES, SECTION I, OF RECORD IN BOOK 2900, PAGE 15, 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 LINDSAY KATE DIXON, UNMARRIED, BY DEED FROM ESTATE OF ROSELLE N. PEAL, DECEASED, OF RECORD BY INSTRUMENT NO. 20000317-0027470, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. LINDSAY KATE DIXON IS ONE AND THE SAME AS LINDSAY KATE OWENS.

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

KYLE OWENS JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ALL RIGHT, TITLE AND INTEREST IN AND TO SAID PROPERTY, MARITAL OR OTHERWISE.

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

unimproved ( )
This is improved (X) property, known as 108 Utley Drive, 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 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 12th day of March, 2012.

**WARRANTY DEED**
(Continued)

Lindsay Kate Owens

Lindsay Kate Owens

Kyle Owens

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lindsay Kate Owens and husband, Kyle Owens, 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 12th day of March, 2012.

Karen B. Heavener

Notary Public

My Commission Expires: 11/3/15

(SEAL)

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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