BILL GARRETT, Davidson County
Trans:T20120033852 DEEDWARR
Recvd: 05/08/12 11:49 2 pgs
Fees:13.00 Taxes:1184.00
20120508-0039747

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-120400241

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
7th day of MAY, 2012.

Notary Public

MY COMMISSION EXPIRES:

PAUL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES: September 9, 2014

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JERRY W. OWENS ~~3725 PRINCETON AVENUE~~ 1717 Beechwood Ave ~~NASHVILLE, TN 37205~~ Nashville, TN 37212	SAME	104-09-0-011.00

FOR AND IN 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,

KENNETH R. READ, PERSONAL REPRESENTATIVE OF THE ESTATE OF SUSAN FORD READ AND KENNETH R. READ, INDIVIDUALLY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JERRY W. OWENS

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. 399 on the Map of Richland Realty Company's Division "C", as of record in Book 421, Page 31, Register's Office for said County.

SAID Lot No. 399 fronts 60 feet on the southerly side of Princeton Avenue and runs back between parallel lines 200 feet to an alley.

BEING the same property conveyed to Susan Ford by Executor's Deed from Susan Ford, Executor of the Estate of Louise Ford Kennedy, dated 6/2/05 and recorded 6/3/05 in Instrument Number 20050603-0063504, in the Register's Office for Davidson County, Tennessee. The said Susan Ford Read has since died on 3/7/12, and left a Last Will and Testament devising her estate to her husband and Personal Representative, Kenneth R. Read, as filed on 3/29/12 in Docket Number 12P520 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **3725 PRINCETON AVENUE, NASHVILLE, TN 37205**
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 7th day of MAY, 2012.

ESTATE OF SUSAN FORD READ

Kenneth R. Read Personal Representative

BY: KENNETH R. READ, PERSONAL REPRESENTATIVE

Kenneth R. Read individually

KENNETH R. READ, INDIVIDUALLY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named KENNETH R. READ, Individiaully the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of MAY, 2012.

Commission Expires:_____

Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
September 9, 2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid personally appeared Kenneth R. Read with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Personal Representative of the Estate of Susan Ford Read and the within named bargainor and that he as such Personal Representative of the Estate of Susan Ford Read being authorized so to do, execute the foregoing instrument for the purposes therein contained, by the said Kenneth R. Read as such Personal Representative of the Estate of Susan Ford Read.

Witness my hand and official seal at office at Nashville, Tennessee on this the 7th day of May, 2012.

Commission Expires:_____

Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
September 9, 2014