THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1616 Westgate Circle, Ste 215** **Brentwood, TN 37027** **CRT File No. 12061113**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $214,000.00. Affiant Subscribed and sworn to before me, this 13th day of July, 2012. Notary Public My Commission Expires: 11/7/12

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Rhonda Lynn Owen and Avonda R. Owen 4113 Helena Bay Ct Hermitage TN 37076	Send Tax Bills To: SWBC Mortgage Corporation 5055 Maryland Way Brentwood, TN 37027	Tax Information: Tax Parcel ID No. 097-08-0-087

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Zachary Jameson and Krista Jameson, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rhonda Lynn Owen, unmarried and Avonda R. Owen, unmarried, tenants in common with full right of survivorship,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 274 on the Plan of Section 10-A, Lake Park of record in Plat Book 5190, Page 54, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot Number 274 fronts 82.0 feet on the Southwesterly margin of Helena Bay Court and extends back 218.15 feet on the Northwesterly line and 158.46 feet on the Southeasterly line to a broken line in the rear, measuring 150.83 feet thereon.

Being the same property conveyed to Zachary Jameson and Krista Jameson, husband and wife by Deed from LRW Holdings, LLC of record at Instrument No. 20120229-0017607, Register's Office for Davidson County, Tennessee, dated February 17, 2012.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2012 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 5190, Page 54 Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 5119, Page 961, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States

BILL GARRETT, Davidson County
Trans:T20120052606 DEEDWARR
Recvd: 07/17/12 12:55 2 pgs
Fees:13.00 Taxes:791.80
20120717-0062840

Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 4113 Helena Bay Ct Hermitage TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of July, 2012.

Zachary Jameson

Krista Jameson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Zachary Jameson and Krista Jameson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of July, 2012.

Notary Public
My Commission Expires: May 15, 2014

