STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 119,900.00

Christine Wickhorst
Affiant

Subscribed and sworn to before me, this 24th day of August, 2012.

Cheryl M. Rodgers
Notary Public

My commission expires:
1-5-16

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

BILL GARRETT, Davidson County
Trans:T20120064539 DEEDWARR
Recvd: 08/29/12 08:13 2 pgs
Fees:13.00 Taxes:443.63
20120829-0077757

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
505 JOHNNY CASH PKWY.
HENDERSONVILLE, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
CHRISTINE WICKHORST	**ENVOY MORTGAGE, LTD**	**01514008000**
3104 MARGIE DRIVE	**5100 WESTHEIMER RD, STE 320**	
JOELTON, TN 37080	**HOUSTON, TX 77056**	

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 ACKNOWLEDGE, WE,

JAMES R OWENS AND WIFE, VALIERIE J OWENS A/K/A VALERIE J OWENS

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

CHRISTINE WICKHORST

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:

BEING LOT NO. 40 ON THE PLAT OF WILLIAM HILLS SUBDIVISION, SECTION 2, AS OF RECORD IN PLAT BOOK 4460, PAGE 62.

SAID LOT NO. 40 FRONTS 105.0 FEET ON THE EASTERLY SIDE OF MARGIE DRIVE AND EXTENDS BACK 343.4 FEET ON THE NORTHERLY LINE AND 300.2 FEET ON THE SOUTHERLY LINE, WHICH IS A BROKEN LINE, TO A LINE IN THE REAR ON WHICH IT MEASURES 189.4 FEET.

BEING THE SAME PROPERTY CONVEYED TO JAMES R OWENS AND WIFE, VALIERIE J OWENS* BY WARRANTY DEED FROM JERRY W JOHNSON AND WIFE, JUDITH A JOHNSON DATED 05/16/77 AND RECORDED ON 05/23/77 IN BOOK 5150, PAGE 38, SAID REGISTER'S OFFICE FOR SAID COUNTY.

*CORRECT SPELLING IS VALERIE J OWENS. A TYPOGRAPHICAL ERROR WAS MADE WHEN THE WARRANTY DEED WAS PREPARED AND RECORDED IN 1977.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters as shown on the plat of record in Plat Book 4460, Page 62, said Register's Office, including any and all revisions, corrections and/or amendments thereto of record.

RESTRICTIONS OF RECORD IN BOOK 4576, PAGE 846, SAID REGISTER'S OFFICE.

This is improved (__X__) unimproved (____) property known as 3104 MARGIE DRIVE, JOELTON, TN 37080.

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 in 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 24th day of August, 2012.

James Owens
JAMES OWENS

Valerie J. Owens
VALERIE J. OWENS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, JAMES OWENS and VALERIE J OWENS, the within named Grantors, 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, at office, this 24th day of August, 2012.

Cheryl M Rodgers
Notary Public

My Commission Expires: 1-5-16

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD