Davidson County DEEDWARR
Recvd: 12/12/12 12:11 2 pgs
Fees:13.00 Taxes:1295.00
20121212-0114457

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Jerry W. Owens 1717 Beechwood Av Nashville, TN 37212	Same as Owner	Map and Parcel 10411024200

This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Derah H. Myers, a single person** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Jerry W. Owens, a single person** (The "Grantee"), his heirs and/or assigns certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 84, Plan of Bransford Realty Company's Subdivision of the Edgar Jones Home Place, as shown on plat of record in Plat Book 421, page 7, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Lot No. 84 fronts 60.0 feet on the Northerly side of Essex Place and runs back between parallel lines 170.0 feet to an alley.

Being the same property conveyed to Derah H. Myers, unmarried by Warranty Deed from Dana Aeschliman and Joseph A. DiJulio, both unmarried of record in Deed Book 8144, page 820 as corrected in Deed Book 8175, page 652, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for the year 2013 and subsequent years.
2. Any and all matters appearing as shown on plat of record in Plat Book 421, page 7, said Register's Office for Davidson County, Tennessee.

This is improved real property commonly known as 2612 Essex Place, Nashville, Tennessee 37212.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $350,000.00.

Jackie Langley
Affiant

Subscribed and sworn to before me this 11th day of December, 2012.

Notary Public

D. MACKEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-17-2016

My Commission Expires: 10/17/16

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and/or assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and/or assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and/or assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 11th day of December, 2012.

Derah H. Myers

Derah H. Myers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Derah H. Myers with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 11th day of December, 2012.

Notary Public

My Commission Expires: 1-24-15

VICKY W. MCMILLEN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Yvette Meldrum
Signature

State of Tennessee
County of Williamson
Personally appeared before me, Jackie Lampley, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jackie Lampley
Notary's Signature

My Commission Expires: 06/14/2013

JACKIE LAMPLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-15-2013