WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF MAY, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pattie D. Delk	Avenue Bank	033-03-0B-051.00 CO
(NAME)	(NAME)	
110 Ivy Hill Lane	3823 Cleghorn Ave	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Phillip Owen and Beverly Owen, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patti D. Delk, an unmarried woman, 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. 5 on the Final Plat of Dry Creek Farms, Phase 2, Section 2, of record in Instrument No. 20050825-0101280, 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 Phillip Owen and Beverly Owen,, husband and wife, by deed of record in Instrument Number 20070221-0021405Register's Office for Davidson County, Tennessee.

Subject all matters as shown on Plan of Dry Creek Farms of record in Instrument No. 20050825-0101280, Register's Office for Davidson County, Tennessee. Subject to all existing easements and all matters shown on plat of record in Instrument No. 20050825-0101280; Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20031001-0145053, as amended in Instrument No. 20080611-0060336; Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040921-0113624, as supplemented in Instrument No. 20060130-0011538; Charter in Instrument No. 20041005-0119646; and Conveyance of Common Areas in Instrument No. 20060130-0011537, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 110 Ivy Hill Lane, 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.

BILL GARRETT, Davidson County
Trans:T20130038275 DEEDWARR
Recvd: 05/08/13 08:50 2 pgs
Fees:13.00 Taxes:602.73
20130508-0046238

Witness our hands this 1st day of May, 2013.

Phillip Owen by Jay Toms, Attorney-in-Fact

Beverly Owen by Jay Toms, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 3rd day of May 201 before me personally appeared Jay Toms the person who executed the foregoing instrument on behalf of Phillip Owen and Beverly Owen, and acknowledged that he executed the same as the free act and deed of the said Phillip Owen and Beverly Owen, through Power of Attorney granted 04/26/13 by the said Phillip Owen and Beverly Owen.

Witness my hand and official seal at Franklin, Tennessee this 3rd day of May, 2013.

Commission expires:

TAHIRA J. PYSZKA
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

Notary Public