BILL GARRETT, Davidson County
Trans:T20130047430 DEEDWARR
Recvd: 06/06/13 14:29 2 pgs
Fees:13.00 Taxes:358.90

20130606-0057744

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 97,000.00.

Amanda C. McKell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st day of May, 2013.

Notary Public

Commission Expiration: 8.20.14

MELISSA BUTCHKO-TURECK STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN My Comm. Expires August 20, 2014

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Amanda C. McKell 3216 Crislynndale Dr. Nashville, TN 37207	Pinnacle Bank 150 Third Ave S. Ste 900 Nashville, TN 37201	-05015010800

WARRANTY DEED

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, Warren Ezell Owenby and wife, Gladys Owenby, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Amanda C. McKell, 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:

Property known as 3216 Crislynndale Dr. Nashville, TN 37207, County of Davidson

Being Lot No. 545 on the Plan of Parkwood Estates, Section III, as of record in Book 3300, Page 31, Register's Office for said County.

Said lot fronts 82.57 feet on the southerly side of Crislynndale Drive and runs back 156.1 feet on the easterly line and 158.5 feet on the westerly line to a dead line in the rear on which it measures 76.4 feet.

Being the same property conveyed to Warren Ezell Owenby and wife, Gladys Owenby by deed from Harlan Construction Company, Inc. dated 1/25/1963 filed of record in Book 3502, Page 621, said Register's Office.

Tax Map and Parcel ID is as follows 05015010800

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 3216 Crislynndale Dr., Nashville, TN 37207

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 unemcumbered, 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 hand this 31st day of May, 2013.

Warren Ezell Owenby

Gladys Owenby

Gladys Owenby

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of May, 2013, before me personally appeared Warren Ezell Owenby and wife, Gladys Owenby, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 31st day of May, 2013.

Notary Public
Commission Expiration: 8.2014

MELANIE J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Comm. Expires August 20, 2014