Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20130081630 DEEDWARR
Recvd: 09/20/13 10:19 2 pgs
Fees:13.00 Taxes:721.50
20130920-0099208

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $195,000.00

Amanda Harder
Affiant

Subscribed and sworn to before me, this 16th day of September 2013.

Dana Delworth
Notary Public
My commission expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
William B. Owenby 4130 Brick Church Pike Whites Creek, TN 37189	Primary Residential Mortgage, Inc. 1480 North 2200 West Salt Lake City, UT 84116	4100008600

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jeff M. Lunsford, a single man,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **William B. Owenby and wife, Erin Owenby,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being a part of the James E. Speight property as descried in Book 2333, Page 341, Register's Office for Davidson County, Tennessee; being at a point which is approximately 0.85 west along the Southern ROW line of Brick Church Pike from the intersection of Bell Grimes Lane; this point being an iron pin in a fence corner, also being the northwest corner of the C.J. Abernathy land; thence N 1 degree 31 feet West, 496.7 feet along the fence bounding the C.J. Abernathy land to an iron pin in a fence corner; thence S 88 degrees 00 feet E, 370.0 feet along the fence bounding the J.A. Bozemand, Jr. land to an iron pin in the fence line; thence S 23 degrees 00 feet W, 602.3 feet along a line bounding the James E. Speight property to an iron pin on the southern ROW line of Brick Church Pike; thence along the Southern ROW line and with the curvature of Brick Church Pike in an easterly direction 140.0 feet to an iron pin, this being the point of beginning.

Being all of the same property conveyed to Jeff M. Lunsford, of record as Instrument No. 20000808-0078766, Registers Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 4130 Brick Church Pike, Whites Creek, TN 37189

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 the 16th day of September, 2013.

Jeff M. Lunsford

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jeff M. Lunsford,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 16th day of September, 2013.

Notary Public

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

My Commission expires: 5/30/2017

FILE NO: 2013092745