Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20130084612 DEEDWARR
Recvd: 10/01/13 10:23 2 pgs
Fees:13.00 Taxes:4070.00
20131001-0102758

39-B
File #13-1314

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jason Wayne Owen, Trustee of the Jason Wayne Owen Revocable Trust, dated 10/10/2008 and Jason Wayne Owen, individually** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Joshua Campbell King, and Julie Holcomb King, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being the southerly 60 feet of the northerly 80 feet of Lot No. 48 on the Plan of Christopher and Kirkman's Plan of Lots, of record in Plat Book 57, page 158, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 48 fronts 60 feet on the easterly side of 19th Avenue South, and runs back between parallel lines 159 feet to an alley.

Being the same property conveyed to Jason Wayne Owen Revocable Trust dated October 10, 2008 by deed from Linus D. Catignani, unmarried, dated February 17, 2012, of record as Instrument No. 20120221-0014678.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

**This is improved property, known as: 1914 19th Avenue, Nashville TN, 37212.**

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 30th day of September, 2013.

Jason Wayne Owen Revocable Trust
Dated 10/10/2008

BY: Jason Wayne Owen, as Trustee
of Jason Wayne Owen Revocable Trust
dated 10/10/2008

Jason Wayne Owen, Individually

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

On this the 30th day of September, 2013, before me personally appeared Jason Wayne Owen, Trustee, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of the Jason Wayne Owen Revocable Trust dated 10/10/2008 acknowledged that such person executed the same as the free act and deed of Jason Wayne Owen Revocable Trust dated 10/10/2008.

Notary Public

My commission expires: 5/20/14

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jason Wayne Owen,** the Bargainor, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 30th day of September, 2013.

Notary Public

My Commission Expires: 5/20/14

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee
County of Davidson

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 1,100,000.00.

Affiant

Sworn and subscribed before me on this the 30th day of September, 2013.

Notary Public

My Commission Expires: March 8, 2016

PRISCILLA C. URBANEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

| NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: | TAX MAP-PARCEL #: |
|---|---|---|
| Joshua Campbell King<br>1914 19th Avenue<br>Nashville, TN 37212 | Owner | 104-12-189 |