BILL GARRETT, Davidson County
Trans: T20130090927 DEEDWARR
Recvd: 10/23/13 08:58 2 pgs
Fees: 13.00 Taxes: 184.67
20131023-0110281

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $49,910.00.

Bennie K. Skipworth
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF October, 2013

Howard M. Skipworth
NOTARY PUBLIC

HOWARD M. SKIPWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires JAN 9, 2015

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Patrick Stevens and Clara Stevens 1007 Tryee Ct. N White House, TN 37188	Patrick Stevens and Clara Stevens 1007 Tryee Ct. N White House, TN 37188	080-08-113.00

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

JAMES RICHARD OWENS

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

PATRICK STEVENS AND WIFE, CLARA STEVENS

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 169 on the Plan of Section 1, Bordeaux Gardens of record in book 3300, page 91, Register's Office for said County.

Said Lot No. 169 fronts 55 feet on the easterly side of Panorama Drive and runs back 86.15 feet on the northerly line and 124.26 feet on the southerly line to a dead line in the rear, which is a broken line, on which it measures 75.98 feet.

Being the same property conveyed to James T. Owens and wife, Jean Waggoner Owens, by deed from Coleman Land Co. of record in Book 3574, page 535, said Register's Office. James T. Owens having predeceased Jean

Waggoner Owens. Jean Waggoner Owens having died testate and by The Last Will and Testament of Jean Waggoner Owens, deceased, property was devised to James Richard Owens by Will recorded in 13P834, Probate Clerk's Office for Davidson County, Tennessee, and Affidavit recorded as Instrument No. 20130607-0057992, Register's Office for Davidson County, Tennessee.

This improved property is known as 3254 Panorama Drive, Nashville, TN 37218.

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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 21st day of October, 2013.

James Richard Owens

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, James Richard Owens, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 21st day of October, 2013.

Howard M. Skipworth
Notary Public

My commission expires: _____

