BILL GARRETT, Davidson County
Trans:T20130104254 DEEDWARR
Recvd: 12/13/13 11:18 2 pgs
Fees:13.00 Taxes:488.60
20131213-0126363

This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **13-1269**

WARRANTY DEED

THIS INDENTURE, made and entered into this **12/03/2013**, by and between **Gary Hudgens**, parties of the first part, and **Thomas Arlo Owens and Debra E Owens, husband and wife**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, being the easterly 60 feet of Lots Nos. 21 and 22 and the easterly 60 feet of the northerly 10 feet of Lot No. 23 on the James Burns' Subdivision, as of record in Book 421, page 40, Register's Office for said County. Said parts of said lots front 60 feet on the southerly side of Granada Avenue and run back between parallel lines, along the westerly margin of Manila Street, 110 feet to a dead line.

Being part of the same property conveyed to Gary Hudgens by Quitclaim Deed from Lottie Hudgens, dated 03/30/2006 of record in Instrument Number 20060407-0040415, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Clyde J. Hudgens and wife, Lottie R. Hudgens by deed from Leland D. Hannagan and wife, Jean W. Hannagan, dated 12/06/1961, of record in Book 3313, page 277, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Parcel ID # **083 01 0 181.00**
☒ Improved **924 Granada Avenue, Nashville, TN 37206**
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Gary Hudgens

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Gary Hudgens** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 3rd day of December, 2013..

Notary Public

My Commission Expires: 12·15·15

MARIE COLLINS NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TN

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Owner's Name: **Thomas Arlo Owens and Debra E Owens**

and Address: **924 Granada Avenue, Nashville, TN 37206**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Farmington Financial Group, LLC
2002 Richard Jones Road, Suite 300A
Nashville, TN 37215

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$132,055.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 3rd day of December, 2013..

Notary Public

My Commission Expires: 12·15·15

MARIE COLLINS NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TN