THIS INSTRUMENT PREPARED BY:
JOHN A. BEAM, III
Attorney at Law
709 Taylor Street
P.O. Box 280240
Nashville, Tennessee 37228

BILL GARRETT, Davidson County
Trans:T20140006885 DEEDWARR
Recvd: 01/30/14 09:14 2 pgs
Fees:13.00 Taxes:854.70
20140130-0008310

FROM: Leroy J. Humphries ("GRANTOR")

TO: William G. Owen
4112 Helena Bay Court
Hermitage, TN 37076 ("GRANTEE")

PROPERTY ADDRESS:	SEND TAX BILLS TO:	MAP/PARCEL:
4112 Helena Bay Court Hermitage, TN 37076	William G. Owen 4112 Helena Bay Court Hermitage, TN 37076	09708009900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Thirty One Thousand and No/100s Dollars ($231,000.00), the receipt and sufficiency of all of which is hereby acknowledged, I, Leroy J. Humphries, have bargained and sold, and by these presents do transfer and convey unto William G. Owen, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING Lot No. 1, on the Plan of Final Plat Lake Park Section Twelve, of record in Plat Book 8250, Page 804, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same land conveyed to Leroy J. Humphries from Sharon D. Cahoj Humphries by Quit Claim Deed dated April 21, 1999, of record in Book 11444, Page 39; the same property conveyed to Leroy J. Humphries and Sharon D. Cahoj, from Larry Powell Builders, Inc., by Warranty Deed dated December 21, 1998, of record in Book 11273, Page 920, both in the Register's Office for Davidson County, Tennessee.

This is improved property known as 4112 Helena Bay Court, Hermitage, TN 37076.

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, his heirs, successors, and assigns forever.

And we do covenant with the said Grantee, 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 the following:

1. 2014 Davidson County taxes, a lien, currently not due and payable.
2. Survey and Plat set out a 10 foot Public Utility and Drainage Easement along the rear lot line.
3. Restrictive Covenants of record in Book 10598, page 511, said Register's Office.
4. Survey and Plat set out a 20 foot Public Utility and Drainage Easement along Helena Bay Court, which is encroached by a concrete drive.
5. Survey and Plat set out a 10 foot Public Utility and Drainage Easement along the westerly (side) lot line, which is encroached by a concrete drive.

6. All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities, and other matters of record.

And we do further covenant and bind myself, my heirs, and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands, this 27th day of January, 2014.

Leroy J. Humphries

Daisy E. Humphries joins in this transaction to relinquish her marital rights, if any, to the property.

Daisy E. Humphries

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County aforesaid, the within named **Leroy J. Humphries** and **Daisy E. Humphries,** the bargainors, with whom I am personally acquainted, or who 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 office this 27th day of January, 2014.

Leslie Jestice
State of Tennessee
Notary Public
Davidson County

Notary Public

My Commission Expires: 3-3-15

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration of value, whichever is greater, for this transfer is $231,000.00.

Affiant

Subscribed and sworn to before me this 27th day of January, 2014.

Leslie Jestice
State of Tennessee
Notary Public
Davidson County

Notary Public

My Commission Expires: 3-3-15