BILL GARRETT, Davidson County
Trans:T20140014856 DEEDWARR
Recvd: 03/04/14 15:09 2 pgs
Fees:13.00 Taxes:647.50
20140304-0018244

WARRANTY DEED

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires October 2, 2017

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **26th** day of **February, 2014**

Notary Public

MY COMMISSION EXPIRES: 10-2-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Raymond C. Shaw and Alexandra Shaw	Raymond C Shaw & Alexandra Shaw	14714013100
(NAME)	(NAME)	
678 Brewer Drive	678 Brewer Dr	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Danna B. Owen and Victoria Fister, as Co-Trustees of the Danna B. Owen Qualified Marital Trust**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Raymond C. Shaw and Alexandra Shaw, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the Davidson County, Tennessee, being Lot No. 407 on the Plan of Candlestick Farms, Section 4, of record in Plat Book 3600, page 71, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Danna Owen and Victoria Fister, as co-trustees of the Danna B. Owen Qualified Marital Trust by Warranty Deed from Nathan A. Mankin and wife, Laura S. Mankin, dated June 18, 2012 and filed in Instrument No. 20120619-0053528, Registers Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 678 Brewer Drive, Nashville, TN 37211

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; and we do covenant with the said Grantees that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said 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 **26th** day of **February, 2014**

Danna B Owen Co-Trustee by Victoria Fister her attorney in fact

Danna B. Owen, Co-Trustee by Victoria Fister, her Attorney in Fact

Victoria Fister Co-Trustee

Victoria Fister, Co-Trustee

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Victoria Fister, Attorney In Fact for Danna B. Owen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Power of Attorney for Co-Trustee, and is authorized to execute the instrument on behalf of the Danna B. Owen Qualified Marital Trust, the within named bargainor, and that she as such Power of Attorney for Co-Trustee, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by herself as Power of Attorney for Co-Trustee.

Witness my hand and seal this 26th day of February, 2014.

Notary Public

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 10.5.2015

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Victoria Fister, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Co-Trustee, and is authorized to execute the instrument on behalf of the Danna B. Owen Qualified Marital Trust, the within named bargainor, and that she as such Co-Trustee, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by herself as Co-Trustee.

Witness my hand and seal this 26th day of February, 2014.

Notary Public

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 10.5.2015