Davidson County DEEDWARR
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Fees:23.00 Taxes:1320.90
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THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31660-03-2014** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $357,000.00. Affiant Subscribed and sworn to before me this 10th day of March, 2014. Notary Public My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

WARRANTY DEED

Address New Owner: Jerry Owens 138 Heady Drive Nashville, TN 37205	**Send Tax Bills To:** owner 1717 Beechwood Avenue Nashville, TN 37212	**Tax Information:** Map and Parcel No.: 130 050 02000

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Janeice Boyd, now known as Janeice Smith, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jerry W. Owens, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 138 Heady Drive, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Gregory L. Smith, spouse of Janeice Smith, joins in the execution of this instrument to convey any marital interest he may have in subject property.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 10th day of March, 2014.

Janeice Smith by Gerald G. Patterson, Attorney-In-Fact

Janeice Smith
BY: Gerald G. Patterson, Attorney-In-Fact

Gregory L. Smith by Gerald G. Patterson, Attorney-In-Fact

Gregory L. Smith
BY: Gerald G. Patterson, Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gerald G. Patterson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said Janeice Smith and Gregory L. Smith and is authorized bythe said Janeice Smith and Gregory L. Smith to execute this instrument on their behalf.

Witness my hand, at office, this 10th day of March, 2014.

Notary Public

My Commission Expires:

KAREN FORD MARLIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 17 of Block "J" on the Second Revised Plan of Highlands of Belle Meade No. 2, of record in Book 1130, pages 71 and 72, Register's Office for said County.

Said Lot No. 17 fronts 122 feet on the easterly side of Heady Drive and runs back between parallel lines, 165 feet to a dead line.

Being the same property conveyed to Janeice Boyd by deed dated March 10, 1984, from Mary Sue Moody, surviving daughter of Mrs. C. S. Marker, of record in Book 6314, page 690, Register's Office for Davidson County, Tennessee. Janeice Boyd having married and now being known as Janeice Smith.

This conveyance is made subject to:

1. Taxes for the year 2014, a lien, but not yet due and payable. Map and Parcel No. 130 050 02000.
2. All matters appearing on the Plan of record as Book 1130, pages 71 and 72, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Elizabeth J. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Elizabeth J. Smith

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Elizabeth J. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

My commission expires _____