WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140019999 DEEDWARR
Recvd: 03/25/14 15:58 2 pgs
Fees:13.00 Taxes:416.25
20140325-0024603

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF MARCH, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Arlo Owens	Thomas Arlo Owens	08301018300
(NAME)	(NAME)	
926 Granada Ave.	926 Granada Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **The Estate of Edna Moore Scheffel**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thomas Arlo Owens and Debra Elliott Owens, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the westerly 50 feet of Lots Nos. 25, 26 and 27 on the Plan of Burns' Subdivision, as of record in Book 421, page 40, Register's Office for said County.

Said part of Lots Nos. 25, 26 and 27 fronts 50 feet on the southerly side of Grand Avenue and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Jack R. Scheffel and wife, Edna M. Scheffel, by Warranty Deed from Roy Lester Jacobs and wife, Lorene Jacobs, dated March 24, 1950, of record in Book 1812, page 573, Register's Office for Davidson County, Tennessee. The said Jack R. Scheffel died, whereupon Edna M. Scheffel became the sole owner of the above property as the surviving tenant. Edna M. Scheffel a/k/a Edna Moore Scheffel having since died testate, as shown in Case No. 14P224, in the Probate Court for Davidson County, Tennessee at Nashville.

This conveyance is subject to the following: Taxes for the year 2014, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 421, page 40; restrictions of record in Book 1118, page 511; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 926 Granada Ave., Nashville, TN 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, have 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 my hand this 21st day of March, 2014.

The Estate of Edna Moore Scheffel

By: Janet Hall, Executrix
Janet Hall, Executrix

Janet Hall
Janet Hall, Individually

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Janet Hall, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon this oath acknowledged herself to be the Executrix of The Estate of Edna Moore Scheffel, the within named bargainor, and that she as such Executrix, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of The Estate of Edna Moore Scheffel by the said Janet Hall as such Executrix.

Witness my hand and official seal at Franklin, Tennessee, this 21st day of March, 2014.

MISTY M. THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 05/17/2015

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Janet Hall, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 21st day of March, 2014.

MISTY M. THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 05/17/2015

Notary Public

My Commission Expires: