WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140032655 DEEDWARR
Recvd: 05/12/14 10:52 2 pgs
Fees:13.00 Taxes:777.00
20140512-0040329

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of May, 2014.

Notary Public

MY COMMISSION EXPIRES: 11/15/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gary L. Owens	NEW OWNER	172030B04900CO
(NAME)	(NAME)	
240 Thornton Lane		
(ADDRESS)	(ADDRESS)	
Orlando, FL 32801		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Linda L. Haley**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Gary L. Owens, an unmarried man**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 49 on the plan of The Woodlands, Phase 2, of record in Plat Book 6900, page 635, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Don L. Haley and wife, Linda L. Haley by Warranty Deed dated 11/24/1998 from Erica Dawn Dunning, unmarried of record in Book 11220, Page 803, Register's Office for Davidson County, Tennessee. Don L. Haley (a/k/a Don Lewis Haley) having since died on August 31,2009.

THIS PROPERTY IS SUBJECT TO THE FOLLOWING:
Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
All matters as set forth per Plat Book 6900, Page 497 and Plat Book 6900, Page 635, said Register's Office.
Declaration of Covenants, Conditions and Restrictions of record in Book 7334, Page 109 and Book 7408, Page 250, as amended of record in Book 7516, Page 37; Book 8464, Page 463; Book 8622, Page 390; Book 8634, Page 224, and Book 8643, Page 675, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 6710, Page 495 and Book 7091, Page 428, said Register's Office.
Stormwater Detention Agreement Easement of record in Book 7336, Page 3, said Register's Office.
All matters set out in document including but not limited to an Easement of record in Book 7917, Page 422, said Register's Office.
Deed of Conveyance of record in Book 8541, Page 230, Book 8541, Page 241, and Book 8541, Page 247, said Register's Office.

Charter of the Homeowner's Association of record in Book 8454, Page 246, said Register's Office.
Quitclaim Deed to the Homeowner's Association of record in Book 8472, Page 310, said Register's Office.
County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable.
2014 Taxes have been prorated between the Grantor and Grantee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 5209 Windypine Drive, Nashville, TN 37211
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 9th day of May, 2014.

Linda L. Haley

Linda L. Haley

State of Tennessee
County of Williamson

Personally appeared before me Linda L. Haley, 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 purposes therein contained.

WITNESS my hand and seal this 9th day of May, 2014.

Notary Public
My Commission Expires: 11/15/17

THOMAS SIDWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064