WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/30/14 08:02 2 pgs
Fees:13.00 Taxes:144.30
20140530-0046386

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $39,000.00.

Affiant

Subscribed and sworn to before me this 29 day of May, 2014.

Notary Public
My Commission expires: 7/6/15
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
The 529 Rockwood Drive Trust	SAME	086-11-0-007.00
P.O Box 160772		
Nashville, TN 37216	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Andrea Pernell Owen, individually and as Legal Guardian of Briana Michelle Owen and Kaylee Nicole Owen, being The Heirs at Law of Brian K. Owen**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Andy Maloney, as Trustee for The 529 Rockwood Drive Trust**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

BEING Lot No. 35, Section 3, Hermitage Woods Subdivision, of record in Plat Book 5050, Pages 109 and 110, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Brian K. Owen, unmarried from James A. Powell, and wife, Sybil Powell by Warranty Deed on September 30, 1988, of record in Book 7676, Page 22, Register's Office for Davidson County, Tennessee. The said Brian K. Owen died intestate on August 7, 2007. The sole beneficiaries and heirs at law of Brian K. Owen are Andrea Pernell Owen, Briana Michelle Owne, and Kaylee Nicole Owen. Andrea Pernell Owen was named as Legal Guardian of Briana Michelle Owen and Kaylee Nicole Owen, to act on their behalf to sell said property. Order for Guardianship being of record in Instrument Number 20140430-0036255, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Plat Book 5050, Pages 109 and 110, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 5285, Page 14; Book 5211, Page 812; Book 5239, Page 850; Book 6145, Page 135 and Instrument Number 20040723-0088103, Register's Office for Davidson County, Tennessee.

This is improved property known as: **529 Rockwood Drive, Hermitage, TN 37076**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 May 29, 2014.

The Heirs at Law of Brian K. Owen

Andrea Pernell Owen
Andrea Pernell Owen

Andrea Pernell Owen
Andrea Pernell Owen, as Legal Guardian for Kaylee Nicole Owen

Andrea Pernell Owen
Andrea Pernell Owen, as Legal Guardian for Briana Michelle Owen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Andrea Pernell Owen, individually and as Legal Guardian of Briana Michelle Owen and Kaylee Nicole Owen,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 29, 2014

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2016
STATE OF TENNESSEE