WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $436,250.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

ANNE MARIE CHANDLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires August 23, 2016

BILL GARRETT, Davidson County
Trans: T20140044417 DEEDWARR
Recvd: 06/23/14 16:10 2 pgs
Fees: 13.00 Taxes: 1614.13

20140623-0054727

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Claire Hostetler	**CMG Mortgage, Inc.**	**Map 131-6-C**
(NAME) **807 Huntington Circle**	(NAME) **3160 Crow Canyon Road, Ste 400**	**Parcel 2.00CO**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS) **,San Ramon, CA 94583**	
(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, WE, **W. DAVIES OWENS, IV AND DOROTHY OWENS MCKOY, AS CO-EXECUTORS TO THE ESTATE OF DOROTHY MADDOX OWENS, DECEASED** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CLAIRE HOSTETLER AND ANDREW HOSTETLER, WIFE AND HUSBAND,,** 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 Davidson County, Tennessee, being Lot No. 114 on the Plan of Burton Hills Village of Huntington, Tract 10, Planned Unit Development, of record in Plat Book 6250, page 612, amended in Book 6637, page 717, 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 Dorothy M. Owens by Warranty Deed from Rochford Realty & Construction Co., Inc., filed for record on February 28, 1995 in Book 9606, page 445, Register's Office for Davidson County, Tennessee. The Last Will and Testament of Dorothy M. Owens, who died September 14, 2013, devised the property to W. Davies Owens, IV and Dorothy Owens McKoy, filed for probate in Probate Docket No. 13P1549, on September 20, 2013, in the Clerk & Master Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2014 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 6250, page 612, amended in Book 6637, page 717, said Register's Office; (c) Restrictive covenants contained in Book 6517, page 522, as amended in Book 6691, page 593, Book 6778, page 536, Book 6644, page 1, as amended in Book 6917, page 724, said Register's Office; and (d) Charter of record in Book 6921, page 208, Book 6665, page 12, as amended in 6517, page 505 and Book 6921, page 2146, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **807 Huntington Circle, Nashville, TN 37215**

(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 20th day of June, 2014.

Co-Executors to the Estate of Dorothy Maddox Owens

W. Davies Owens, IV by Dorothy Owens McKoy, Attorney in Fact

W. Davies Owens, IV
By: Dorothy Owens McKoy, Attorney in Fact

Dorothy Owens McKoy

Dorothy Owens McKoy

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, **Dorothy Owens McKoy**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 20th day of June, 2014.

Commission expires:

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 8, 2017

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of June, 2014, before me personally appeared, **Dorothy Owens McKoy**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **W. Davies Owens, IV** and acknowledged that she executed the same as the free act and deed on behalf of **W. Davies Owens, IV**.

Witness my hand and official seal at Nashville, Tennessee this 20th day of June, 2014.

Commission expires:

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 8, 2017

Notary Public