Davidson County DEEDWARR
Recvd: 08/18/14 12:07 2 pgs
Fees:13.00 Taxes:632.70
20140818-0074575

WARRANTY DEED

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

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$171,000.00.**

Affiant

Subscribed and sworn to before me this 13th day of August, 2014.

Notary Public
My Commission expires: 1-6-2015
(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:
Miranda L. Fuller	Regions Bank d/b/a Regions Mortgage	073-13-0-033.00
1804 Rosebank Avenue	2050 Parkway Office Circle	
Nashville, TN 37216	Birmingham, AL 35244	

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, **Lloyd Thomas Owen, married,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Miranda L. Fuller, unmarried woman and Gregory S. West, unmarried man,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Thelma Owen joins in this conveyance to convey any and all marital interest she may have in and to said property.

Being Lot No. 88 on the plan of Henderson Gardens, Section I, of record in Book 2900, Page 75, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Lloyd Thomas Owen, married from Peggy D. Mathes, Administrator to the Estate of Arra Clement by Special Warranty Deed on December 30, 2008, of record in Instrument Number 20081231-0123734, Register's Office for Davidson County, Tennessee.

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 2900, Page 75, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 3031, Page 604, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1804 Rosebank Avenue, Nashville, TN 37216

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 August 13, 2014.

Lloyd Thomas Owen
Lloyd Thomas Owen

Thelma Owen
Thelma Owen

STATE OF TENNESSEE
COUNTY OF Robertson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Lloyd Thomas Owen and Thelma Owento me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 13, 2014

My commission expires 11-1-2017

Notary Public

AMANDA DEAN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON 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
1-6-2015
STATE OF TENNESSEE