WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Brian Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF NOVEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/2016
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

R-VRES-14-239

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Julie L. Owens	**New Owner**	
(NAME)	(NAME)	**133-02-0-016.00**
16 Redbud Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **JOSHUA P. MCLEAN, A SINGLE PERSON,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JULIE L. OWENS, UNMARRIED,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the northerly part of Lot No. 4 on the Plan of William Lee Subdivision of Roth Property, of record in Plat Book 1130, Page 67, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 4 fronts 60 feet on the southerly margin of Sunrise Avenue and runs back 164 feet on the easterly line and 164.22 feet on the westerly line, to a dead line measuring 68 feet, more or less, thereon.

Being the same property conveyed to Joshua P. McLean, a single person by Deed from Charles Walker of record in Instrument No. 20100422-0030376, Register's Office for Davidson County, Tennessee, dated April 16, 2010 and recorded on April 22, 2010, and as corrected by Scrivener's Affidavit of record in Instrument No. 20100908-0071291, in the Register's Office for Davidson County, Tennessee, dated August 31, 2010 and recorded on September 8, 2010.

This conveyance is subject to:
- Taxes for the year 2015 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1130, Page 67, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **239 Sunrise Avenue , Nashville, Tennessee 37211**.

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 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 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.

BILL GARRETT, Davidson County
Trans:T20140089227 DEEDWARR
Recvd: 11/26/14 11:50 2 pgs
Fees:13.00 Taxes:573.50
20141126-0109214

Witness my/our hand(s) this the 24th DAY OF NOVEMBER, 2014.

Joshua P. McLean by John Gleaves as
Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JOSHUA P. MCLEAN, and who acknowledged he/she/they executed the same as the free act and deed of the said JOSHUA P. MCLEAN.

Witness my hand and official seal, this the 24th of November, 2014.

Notary Public
My Commission Expires: Jan. 9, 2016
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212