WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF DECEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 11/8/2016 (AFFIX SEAL)

DANA DEWORTH
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

R-JO-14-4312

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)
Kristin L. Solberg	**First Citizens National Bank**	
(NAME)	(NAME)	
4312 Utah Avenue	**200 West Court Street**	**09210017600**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Dyersburg, TN 38024**	
(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 **JULIA H. OWENS, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **KRISTIN L. SOLBERG AND JOHN ROBINSON SOLBERG, WIFE AND HUSBAND,** 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 Lot No. 11 and the easterly part of Lot 10 on the Plan of I.L. Pendletons Subdivision of the Steger Homeplace of record in Plat Book 421, Page 106, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot and part of Lot adjoin and front together 46 feet on the north side of Delaware Avenue, formerly Craft Street, and run back between lines, 140 feet more or less on the westerly line of said part of Lot No. 10 and 137 feet 6 inches on the easterly line of Lot No. 11 along the westerly margin of 28th Avenue North, to an alley in the rear, measuring 89 feet 3 inches thereon.

Being the same property conveyed to Julia H. Owens by deed from Judy Owens of record in Book 8518, page 59, Register's Office for Davidson County, Tennessee, dated 12/20/1991 and recorded on 12/30/1991.

Being also known as 2800 Delaware Avenue Nashville, Tennessee 37209.

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 421, Page 106, 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: **2800 Delaware Avenue , Nashville, Tennessee 37209**.

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:T20140092557 DEEDWARR
Recvd: 12/11/14 08:14 2 pgs
Fees:13.00 Taxes:388.50
20141211-0113280

Witness my/our hand(s) this the 9th DAY OF DECEMBER, 2014.

Julia H. Owens

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JULIA H. OWENS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of December, 2014.

Notary Public
My Commission Expires:
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

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