NEW OWNER:
JOSHUA OWENS
1624 ROBINDALE DRIVE
HERMITAGE, TN 37076

SEND TAX BILLS TO:
Peoples Home Equity, Inc.
5205 Maryland Way, Suite 100
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 14-1035

Map & Parcel No.: 098060A21600CO

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20150003027 DEEDWARR
Recvd: 01/13/15 11:49 3 pgs
Fees:18.00 Taxes:948.31
20150113-0003523

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Fifty-Six Thousand Three Hundred and 00/100 Dollars ($256,300.00)** cash in hand paid, the receipt of which is hereby acknowledged, **DEBORAH J. TRASK, a single person** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **JOSHUA OWENS and BETHANY OWENS, husband and wife**, ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

> Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 193 on the Final Plat of Phase 2, Section "C", Bridgewater, as shown on the plat of the same of record in Instrument No. 20070614-0071360, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to DEBORAH J. TRASK, a single person by Special Warranty Deed from Newmark Homes, L.P., a Texas Limited Partnership, dated January 16, 2008, and of record in Instrument No. 20080117-0005415, Register's Office for DAVIDSON County, Tennessee.

THIS IS IMPROVED PROPERTY more commonly known as 1624 ROBINDALE DRIVE, HERMITAGE, TN 37076.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument Number 20070614-0071360, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 9th day of January, 2015.

Deborah J. Trask

DEBORAH J. TRASK

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **DEBORAH J. TRASK**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 9th day of January, 2015.



NOTARY PUBLIC

My commission expires: _____

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The actual consideration or value, whichever is greater, for this transfer is **$256,300.00.**

AFFIANT

Sworn to and subscribed to before me this 9th day of January, 2015.

NOTARY PUBLIC

My commission expires: 8/18/18

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY