RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: TN145193

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150004185 DEEDWARR
Recvd: 01/16/15 12:58 2 pgs
Fees:13.00 Taxes:462.50
20150116-0004872

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00.

Nicki Green
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of January, 2015.

NOTARY PUBLIC

My commission expires: 5/8/15

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erin M. Hughes 238 Buck Run Drive Nashville, TN, 37214	Access National Mtg 1800 Robert Fulton Dr. Ste 350 Reston VA 20191	122-01-0-A-339.00 CO

FOR AND IN CONSIDERATION of the sum of One Hundred Twenty Five Thousand and 00/100 Dollars ($125,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JOSHUA R. OWENS, JOINED BY HIS WIFE, BETHANY OWENS,** hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **ERIN M. HUGHES, A SINGLE WOMAN,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in DAVIDSON County, Tennessee, and being further described as follows, to-wit:

BEING Unit No. 6, Woodland Pointe, Phase 9, according to plat and survey of record in Instrument No. 20020725-0089575, of the Register's Office of Davidson County, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Joshua R. Owens, single, by Warranty Deed from Andrea C. Miller, single and Tiffany A. Bedgood, single, dated November 30, 2007 and recorded December 5, 2007, of record in Instrument No. 20071205-0140782, in the Office of the Register of Deeds of Davidson County, Tennessee.

The address of the herein described property is believed to be 238 Buck Run Drive, Nashville, TN 37214, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

The said Bethany Owens hereby joins in this conveyance to convey any marital interest she may have obtained in the subject property as the spouse of Joshua R. Owens.

WITNESS MY/OUR HANDS, this the 9th day of January, 2015.

JOSHUA R. OWENS

Bethany Owens
BETHANY OWENS

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Joshua R. Owens and wife, Bethany Owens, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 9th day of January, 2015.

Notary Public

Karen L. Trusty
Printed Notary Name

My commission expires: _____

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-23-2016