GSRM Box 44

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20150015004 DEEDWARR
Recvd: 03/02/15 11:58 2 pgs
Fees:13.00 Taxes:1868.50
20150302-0017738

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Andrew J. Smith and wife, Donna L. Smith**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James Brandon Owen and Lesley Ann Owen, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 90 on the Plan of Oak Hill Valley Subdivision, as of record in Book 1835, Pages 15 and 16, Register's Office for said County.
Said Lot No. 90 fronts 120 feet on the easterly side of Churchwood Drive and runs back 480.89 feet on the northerly line and 421.19 feet on the southerly line to a dead line measuring 138.11 feet thereon.

Being the same property conveyed to Andrew J. Smith and wife, Donna L. Smith by Warranty Deed from Thomas R. King and Connie King Schingle, sole heirs at law of Margaret H. King dated February 2, 1987 of record in Book 7129, Page 149, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 4620 Churchwood Drive, Nashville TN, 37220.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

WITNESS THE EXECUTION HEREOF this 27th day of February, 2015.

Andrew J. Smith

Donna L. Smith

State of Tennessee)
County of Davidson)

On this 27th day of February, 2015, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Andrew J. Smith and Donna L. Smith, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5-8-17

KENNETH M. BALLEW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 505,000.00.

Andrew J. Smith
Affiant

Sworn and subscribed before me on this the 27th day of February, 2015.

Notary Public

My Commission Expires: 5-8-17

KENNETH M. BALLEW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
James Brandon Owen 4620 Churchwood Drive Nashville, TN 37220	F+M Bank PO Box 451 Clarksville TN 37041	132-14-0-060.00