WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 91,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of March, 2015

Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Edward L. Owens	Navy Federal Credit Union	Parcel ID:
3710 Folkstone Drive	5505 Heritage Oaks Dr.	13616000300
Antioch, TN 37013	Pensacola, FL 32526	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Esli L. McCoy and Dorothy A. McCoy, Trustees of the Esli L. McCoy and/or Dorothy A. McCoy Revocable Living Trust dated May 25, 2006

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Edward L. Owens , unmarried
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 75-A, Zone Lot Division, Lots 74 through 77 of Chelsea of Priest Lake, Section One-A, as shown on the plat of record in Plat Book 5200, page 696, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete and accurate description.

BEING the same property conveyed to Esli L. McCoy and Dorothy A. McCoy, Revocable Living Trust dated 05-25-06 by Quitclaim Deed from Esli L. McCoy and Dorothy A. McCoy, of record in Instrument 20090403-0030272, dated March 31, 2009, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 6213, Page 806, Register's Office for said County.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5200, Page 696, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3710 Folkstone Drive, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness my hand this 13th day of March, 2015.

Esli L. McCoy and/or Dorothy A. McCoy
Revocable Living Trust dated May 25, 2006
By:

Esli L. McCoy, Trustee

Dorothy A. McCoy, Trustee

BILL GARRETT, Davidson County
Trans:T20150018866 DEEDWARR
Recvd: 03/16/15 13:35 2 pgs
Fees:13.00 Taxes:336.70
20150316-0022323

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Esli L. McCoy and Dorothy A. McCoy, Trustees of the Esli L. McCoy and/or Dorothy A. McCoy Revocable Living Trust dated May 25, 2006, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she are Trustees of the Esli L. McCoy and/or Dorothy A. McCoy Revocable Living Trust dated May 25, 2006, and as such Trustees, he/she are authorized to execute this instrument on behalf of the Trust.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of March, 2015.

My Commission Expires: 8/23/16

Notary Public

