THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 525,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF March 2015 Notary Public MY COMMISSION EXPIRES: March 8, 2016 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20150019264 DEEDWARR
Recvd: 03/17/15 10:44 2 pgs
Fees:13.00 Taxes:1942.50
20150317-0022738

PRISCILLA C. URBANEK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sandra Ware Davis Owen	New Owner	MAP 117-05-0A
3605 Bowlingate Lane		PARCEL 012.00-CO
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Tammy Burleson Hurwitz, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sandra Ware Davis Owen, a 50% interest as tenant in common, to Barbara Owen Smith, a 25% interest as tenant in common, and to Victoria Owen Klein, a 25% interest as tenant in common**

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 No. 12 on the Plan of A Planned Unit Development Bowlingate of record in Plat Book 6250, Page 844, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Tammy Burleson Hurwitz by Warranty deed from Ralph E. Bryan, unmarried of record in Instrument No. 20090316-0023590 Register's Office for Davidson County, Tennessee, dated March 12, 2009 and recorded on March 16, 2009.

Sandra Ware Davis Owen shall have the exclusive right to occupy the property so long as she chooses to use the same as her personal residence, on the condition that she pay all real property taxes, utilities and ordinary maintenance costs.

THIS CONVEYANCE IS SUBJECT TO: (1) 2015 Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) Terms, provisions, covenants, conditions, restrictions, easements charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6802, page 512, Registers Office for Davidson County, Tennessee;, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicap persons; (4) By-Laws in Book 6802, page 551, Registers office for Davidson County, Tennessee; (5) Charter in Book 7020, page 900, Registers office for Davdison County, Tennessee; (6) Sanitary Sewers and/or Storm Drainage Easement in Book 3956, pages 846 and 850, Registers office for Davidson County, Tennessee; (7) Fence Easement in Book 7484, page 227, Registers office for Davidson County, Tennessee; (8) All matters appearing on the plan of record in Book 6250, page 844, RODC; (9) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **3605 Bowlingate Lane, Nashville, TN 37215.**

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 the 16th day of March, 2015.

Tammy Burleson Hurwitz

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 **Tammy Burleson Hurwitz** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that SHE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 16 day of March, 2015.

My Commission expires: 1-9-16

Notary Public

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 16th day of March, 2015.

My Commission expires: _____

Notary Public