This instrument was prepared by:
DLO TITLE, LLC
256 Seaboard Lane Suite F-103
Franklin, TN 37067
2015040017

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, is $191,000.00

BILL GARRETT, Davidson County
Trans:T20150041438 DEEDWARR
Recvd: 05/28/15 13:50 2 pgs
Fees:13.00 Taxes:706.70
20150528-0049261

Sworn to and subscribed before me this 27th day of May, 2015.

Affiant

Notary Public

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

Address of New Owner:
Barclay R. Owens
1408 Brenner Court
Nashville, TN 37221

Send Tax Bills to:
Franklin American
501 Corporate Centre Drive
Suite 400
Franklin, TN 37067

Map-Parcel Numbers:
141-120B-060.00-CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Geoffrey Smith and wife Laura Smith** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Barclay R. Owens and Korey G. Johnson as joint tenants with right of survivorship** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of Phase 3, Southampton of record in Plat Book 5200, Page (s) 689 and 690, 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 Geoffrey Smith and wife, Laura Smith by Quitclaim deed from Fred A. Langford and Linda Langford of record in Instrument No. 20091229-0117779 Register's Office for Davidson County, Tennessee, dated December 18, 2009 and recorded on December 29, 2009.

This is improved property known as **1408 Brenner Court, Nashville, TN 37221.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 27th day of May, 2015.

Geoffrey Smith

Laura Smith

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Geoffrey Smith and Laura Smith, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of May, 2015.

Notary Public

(SEAL)

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-20-2015