WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150041763 DEEDWARR
Recvd: 05/29/15 11:05 3 pgs
Fees:18.00 Taxes:425.50
20150529-0049647

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Kelly Owen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of May, 2015

Patricia L. Hurt
Notary Public

MY COMMISSION EXPIRES: 6/18/17

(AFFIX SEAL) PATRICIA L. HURT STATE OF TENNESSEE NOTARY PUBLIC CUMBERLAND FORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Marshall Burkett	New Owner	161-116.00
(NAME)	(NAME)	
1307 Jones Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Kristin N. Owen and husband, and Michael Owen,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Marshall Burkett,** 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:

SEE EXHIBIT "A" ATTACHED HERETO

unimproved ☐

This is improved ☑ property, known as 1307 Jones Avenue, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Being the same property conveyed to Kristin N. Owen, a married woman, by deed of record in Instrument Number 20140314-0021483, Register's Office for County, Tennessee. The said Michael Owen hereby joins in this conveyance to waive any marital rights granted to a spouse by law in said property.

This conveyance is subject to any and all existing restrictions and easements of record.

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/our hands this 15th day of May, 2015.

Kristin N. Owen

Michael Owen

State of Tennessee
County of Williamson

Personally appeared before me Kristin N. Owen and Michael Owen, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of May, 2015.

Notary Public _____
My Commission Expires: _____

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

File No.: 9405

EXHIBIT "A"
LEGAL DESCRIPTION

Being part of Lot No. 2 on the plan of A.B. Spann's Subdivision of the Lischey Garden, of record in Book 161, Page 116, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the east margin of Jones Avenue at the southwest corner of the property conveyed in Book 1644, page 60, said Register's Office; thence with Grammer's south line eastwardly 150 feet; thence southwardly 50 feet; thence westerly 150 feet to said margin of Jones Avenue; thence with Jones Avenue northwardly 50 feet to the point of beginning.

Included but Expressly Excluded from the above legal description as follows:

Right of way Acquisition

Beginning at a point in the existing right of way of Jones Ave., 16 feet right of station 12 plus 97.68 Project
Thence; with the westerly right of way of Jones Ave., North 14 deg 06' 34" East, 49.98 feet to a point 16 feet right of station 13 plus 47.67 Project 01-R-05.
Thence; leaving the easterly right of way of Jones Ave., South 75 deg 53' 26", 9 feet to a point;
Thence; South 14 deg. 06' 34" West to a point;
Thence; North 75 deg. 53' 26" West, 9 feet to the point of beginning.
Said portion of land contains 449.85 square feet, or .01 acres.

Temporary Construction Easement

Beginning at a point 25 feet right of station 12 plus 97.68 Project 01-R-05;
Thence; North 14 deg. 06' 34" East 49.98 feet to a point 25 feet right of station 13 plus 47.67 Project 01-R-05;
Thence; South 75 deg. 53' 26" East, 20 feet to a point;
Thence; South 25 deg. 06' 34" West, 49.98 feet to a point;
Thence; North 75 deg 53' 26" West, 20 feet to the point of beginning.
Said portion of land contains 999.67 square feet, or 0.023 acres.