WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150043365 DEEDWARR
Recvd: 06/03/15 09:58 2 pgs
Fees: 13.00 Taxes: 1757.50
20150603-0051634

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of May, 2015.

Notary Public

MY COMMISSION EXPIRES: March 8, 2016

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Neil J. Owens	NEW OWNER	104-10-0Q-002.00-C
(NAME)	(NAME)	
3425 33rd S Avenue S		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **John D. Zarling and wife, Megan Smith Zarling**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Neil J. Owens and Laura Craig - Owens , husband and wife,** , hereinafter called the GRANTEE(S), their heirs and/or 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 Unit B, Avenue South Townhomes, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20100907-0070753, Amended at Instrument No. 20100921-0075025 and 20110808-0060841, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being the same property conveyed to John D. Zarling and wife, Megan Smith Zarling by Warranty Deed from H & K Investments, dated 10/07/2011 recorded 10/11/2011, of record in Instrument No. 20111011-0078849, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2015 and subsequent years, a lien not yet due and payable.

Declaration of Condominium of Avenue South Townhomes, a Condominium, and all exhibits attached thereto and of record in Instrument No. 20100907-0070753, First Amendment of record in Instrument No. 20100921-0075025, Second Amendment of record in Instrument No. 20110808-0060841, in the Register's Office for Davidson County, Tennessee, together with amendments thereto (hereinafter "Declaration"). Such Declaration may establish and provide without limitation for easements, liens, charges, assessments, an option to purchase, a right of first refusal, and/or the prior approval of a future purchaser or occupant.

Charter of Avenue South Townhouse Corporation of record in Instrument No. 20100907-0070752, in the Register's Office for Davidson County, Tennessee.

Grant of Gas Service Line of Fuel Line Easement Piedmont Natural Gas of record in Instrument No. 20110311-0019580, in the Register's Office for Davidson County, Tennessee.

Plat of record in Book 3106, Page 120, in Book 3106, Page 131, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3425 33rd S Avenue S, Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hands this 27th day of May, 2015.

John D. Zarling

Megan Smith Zarling

State of Tennessee
County of Williamson

Personally appeared before me John D. Zarling and Megan Smith Zarling, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

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

Notary Public
My Commission Expires: 8/2/17

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027