WARRANTY DEED

File #15719

BILL GARRETT, Davidson County
Trans:T20150077923 DEEDWARR
Recvd: 09/14/15 12:44 2 pgs
Fees:13.00 Taxes:1174.75
20150914-0092998

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $317,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF SEPTEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 1/20/18
(AFFIX SEAL)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
7101 Sharondale Court, Suite 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael B. Owens	Michael B. Owens	-147-05-0-002-00
(NAME)	(NAME)	
4841 Briarwood Drive	1817 B 5th Ave. North	
(ADDRESS)	(ADDRESS)	
Nashville, TN 372114371	Nashville, TN 37208	
(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, **Taylor Bourgeois, a married man** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael B. Owens and Nennette A. Owens, husband and wife,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 580 on the Plan of Section Fourteen, Caldwell Hall of record in Plat Book 3300, Page 77, 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 Taylor Bourgeois by Warranty deed from Sara Jo Holmes, a widow of record in Instrument No. 20150318-0023343 Register's Office for Davidson County, Tennessee, dated March 10, 2015 and recorded on March 18, 2015. Subject property was never the principal residence of the spouse of the Grantor herein.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

unimproved ☐
This is improved ☒ property, known as 4841 Briarwood Drive, Nashville, TN 372114371

(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 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 10th day of September, 2015.

Taylor Bourgeois

STATE OF Tennessee

COUNTY OF Davidson

I, Daniel Heard, a Notary Public of the County and State first above written, do hereby certify that Taylor Bourgeois personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 10th day of September, 2015.

Notary Public

My Commission Expires: 9-5-16

(SEAL)

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN RECORDED DOCUMENTS TO:

~~American~~ Title and Escrow Service, LLC
7101 Sharondale ~~Ct.~~ Ste. 200
Brentwood, TN 37027

Magnolia Title + Escrow, Inc.
1104B Fatherland St.
Nashville, TN 37206