WARRANTY DEED

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 118,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of September, 2015.

Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Cheryl Tovias	Cheryl Tovias	Parcel ID:
161 Plus Park Blvd.	161 Plus Park Blvd.	09514010700
Nashville, TN 37210	Nashville, TN 37210	

FOR AND IN 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, we

Gary Marvin Owen and Rhonda Lynn Owen

hereinafter called the GRANTORS. has bargained and sold, and by these presents do transfer and convey unto

Cheryl Tovias,

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:

BEING Lot No. 212, on the Plan of Elm Hill Acres, Section III, as of record in Book 2330, Page 77, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Walter M. Owen and wife, Avonda Owen by deed from Herschel C. Pruett and wife, Alda M. Pruett, of record in Book 6545, Page 374, Register's Office for said County, dated April 30, 1985. The said Walter M. Owen died April 8, 1987, and title vested in Avonda Owen as surviving tenant by the entirety. The said Avonda Owen died testate on November 14, 2013, and the Will was admitted to Probate as Probate No. 15P609, of record in Probate Court of Davidson County, Tennessee. See also Will of record in Instrument 20150422-0036016 and Order of record in Instrument 20150422-0036015, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 2442, Page 464, Register's Office for said County.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 2330, Page 77, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2152 Sanborn Drive, Nashville, TN 37210

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 our hands this 21st day of September, 2015.

Gary Marvin Owen

Gary Marvin Owen

Rhonda Lynn Owen

Rhonda Lynn Owen

BILL GARRETT, Davidson County
Trans: T20150080981 DEEDWARR
Recvd: 09/23/15 11:36 2 pgs
Fees: 13.00 Taxes: 436.60

20150923-0096676

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 Gary Marvin Owen and Rhonda Lynn Owen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of September, 2015.

My Commission Expires: 8/23/16

Notary Public

