This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

RETURN TO:
stewart title®
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122

WARRANTY DEED

THIS INDENTURE made and entered into this 18th day of September, 2015, by and between Mario D Owens, unmarried, party of the first part, and Tami C Perkins, an unmarried person, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

BEING all of Unit No. 102 (One Hundred Two) on the plan of Old Hickory Commons, SEction I, a Planned Unit Development, according to plat and survey as shown as Exhibit D to the Master Deed appearing of record in Instrument Number 20080317-0026338, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being all or part of the same property conveyed to Mario D. Owens by virtue of that certain Warranty Deed dated August 25, 2008, at Instrument No. 20080911-0093213 in the Register's Office of Davidson County, Tennessee.

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), her heirs and assigns forever; and we do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2015 Davidson County real property taxes, being a lien not yet due and payable and restrictions of record in the register's office of Davidson County, Tennessee; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), her heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Mario D. Owens _____

Mario D Owens

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Mario D Owens, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 18th day of September, 2015.

Memorie White
Notary Public

My Commission Expires: 7.3.17

BILL GARRETT, Davidson County
Trans:T20150081367 DEEDWARR
Recvd: 09/24/15 11:01 2 pgs
Fees:13.00 Taxes:440.30
20150924-0097237

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Tami C Perkins
1502 Sprucedale Dr.
Antioch, TN 37013

Tax Parcel No 175020B00200CO

Property Address: 1502 Sprucedale Dr

Antioch, TN 37013

MAIL TAX
BILLS TO:

American Mortgage Service Company
11503 Springfield Pike
Cincinnati, OH 45246

STATE OF TENNESSEE
COUNTY OF WILSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $119,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 18th day of September, 2015.

Notary Public

My Commission Expires: 8-14-17

LIZ JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY