BILL GARRETT, Davidson County
Trans:T20150097413 DEEDWARR
Recvd: 11/16/15 15:23 3 pgs
Fees:18.00 Taxes:499.50
20151116-0116260

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Caleb A. & Anthony D. Owens
3669 Knight Drive
Whites Creek, TN 37189

SEND TAX BILL TO:
Farmington Mortgage
2002 Richard Jones Rd., Ste. 300A
Nashville, TN 37215

MAP/PARCEL 049-00-0-237.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Theresa Nona Renay Yates, a single woman,** has this day bargained and sold, and does hereby transfer and convey unto **Caleb A. Owens, a single man, and Anthony D. Owens, a married man,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in 12th Civil District of Davidson County, Tennessee, and described as follows; to-wit:

Beginning at a point in the centerline of Knight Road, the southwest corner of this tract; thence North 07° 05' East, two calls of 75.6 feet and 374.75 feet to a point; thence North 61° 15' East 120.00 feet to a point; thence South 07° 30' East 290.00 feet to a point; thence South 11° West, two calls of 233 feet and 189 feet to a point; thence around a curve t0 the left with a chord bearing of South 28° 13' East, a distance 223.77 feet to the point of beginning.

Being the same property conveyed to Ronald J. Pomeroy and wife Charlene Pomeroy by Warranty deed from K. J. Pomeroy and wife, Helen M. Pomeroy of record in Book 6941, page 280, Register's Office for Davidson County, Tennessee, dated June 3, 1986 and recorded on August 6, 1986. Ronald J. Pomeroy and Charlene Pomeroy were divorced on September 28, 1994, of record in Docket No. 6814, in the Circuit Court for said County. The divorce decree provides for Charlene Pomeroy to Quitclaim her interest to Ronald J. Pomeroy. The said Ronald J. Pomeroy died intestate August 22, 2010, survived by his children Kristopher Michael Pomeroy and Theresa Non Renay Yates, his sole heir and only heirs at law.

Being the same property conveyed to Kristopher Michael Pomeroy and Theresa Nona Renay Yates by Quitclaim deed from Charlene Pomeroy of record in Instrument No. 20111028-0083890 Register's Office for Davidson County, Tennessee, dated October 21, 2011 and recorded on October 28, 2011.

Being the same property conveyed to Theresa Nona Renay Yates by Quitclaim deed from Kristopher Michael Pomeroy of record in Instrument No. 20130826-0089883 Register's Office for Davidson County, Tennessee, dated December 11, 2011 and recorded on August 26, 2013.

This is improved property known as: **3669 Knight Drive, Whites Creek, Tennessee 37189.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2015 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 26th day of October, 2015.

Theresa Nona Renay Yates

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Theresa Nona Renay Yates,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 26th day of October, 2015.

NOTARY PUBLIC

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 10-07-15

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $135,000.00.

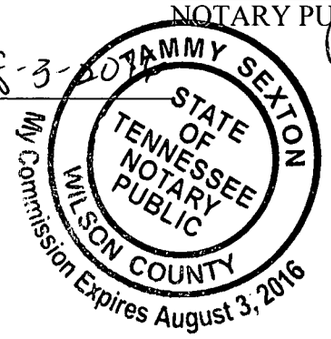
AFFIANT

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires December 5, 2017

Subscribed and sworn to before me this the 26th day of October, 2015.

NOTARY PUBLIC

My Commission Expires: 8-3-2016



File No: 158840