BILL GARRETT, Davidson County
Trans: T20160017161 DEEDWARR
Recvd: 03/02/16 11:10 2 pgs
Fees: 13.00 Taxes: 492.10
20160302-0019897

WARRANTY DEED

MUSE-H16038

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,000.00.

Sharonda Muse
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 26th DAY OF February, 2016.

Amanda Vaughn
Notary Public

(Affix Seal)

My Commission Expires: 8/23/2016

AMANDA VAUGHN
State of Tennessee
Notary Public
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID:
Sharonda Muse, an unmarried woman	New Owner	053.16-0-030.00
106 Rifle Range Road		
Old Hickory, TN 37138		

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 consideration, the receipt of which is hereby acknowledged, I/we, TEAM OWEN PROPERTIES, LLC, a Tennessee Limited Liability Company, AND KINGDOM HOMES, LLC, a Florida Limited Liability Company, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto SHARONDA MUSE , AN UNMARRIED WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Lot 1, Dupontonia Park, as shown on plat of record in Plat Book 2900, Page 47, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Team Owen Properties, LLC and Kingdom Homes, LLC by deed from Dan Heichelbeck and Les Lazarus of record at Book 201510200106745, recorded on 10/20/2015, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 106 Rifle Range Road, Old Hickory, Tennessee 37138 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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/our hand(s) this 26th day of February, 2016 :

Team Owen Properties, LLC by Ashley Owen, member

Kingdom Homes, LLC by Luciana Aliaga, member

STATE OF Tennessee

COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the undersigned, **Ashley Owen**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be a **Member** of **Team Owen Properties, LLC,** being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the **Ashley Owen** as **Member**.

Witness my/our hand(s) this 26 day of Feb, 2016.

Notary Public

My Commission Expires:

RHONDA M. HANNAH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 6-18-2019

STATE OF Tennessee

COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the undersigned, **Luciana Aliaga**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be a **Member** of **Kingdom Homes, LLC,** being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the **Luciana Aliaga** as **Member**.

Witness my/our hand(s) this 26 day of Feb, 2016.

Notary Public

My Commission Expires:

RHONDA M. HANNAH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 6-18-2019

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M16-1145