BILL GARRETT, Davidson County
Trans:T20160028481 DEEDWARR
Recvd: 04/07/16 15:44 2 pgs
Fees:13.00 Taxes:1320.90
20160407-0033593

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $357,000.00.

Affiant

Subscribed and sworn to before me, this 4th day of April, 2016.

Notary Public

My commission expires: 1-8-19

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019
(Notary Stamp)

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Ste. 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Jordan Owen and Katherine Owen	New owner	141-12-0E-032.00-CO
1031 Morton Mill Road		
Nashville, TN 37221		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Matthew Smith and Keeli Smith fka Keeli Collins, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Jordan Owen and Katherine Owen, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Final Subdivision Plat of Harpeth Crest Subdivision (formerly Max Vision Property), Phase 2 of record in Plat at Instrument No. 20020403-0040556, 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 Matthew Smith, unmarried and Keeli Collins, unmarried, as joint tenants by Warranty deed from Drees Premier Homes, Inc., an Ohio Corporation of record in Instrument No. 20021009-0123795 Register's Office for Davidson County, Tennessee, dated September 26, 2002 and recorded on October 09, 2002.

The said Keeli Collins, having since married and is now known as Keeli Smith.

This is improved property known as **1031 Morton Mill Road, Nashville, TN 37221.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows: All matters shown on the Plan of record in Plat at Instrument No. 20020403-0040556, Covenants, Conditions and Restrictions and Reservation of Easements for Harpeth Crest with Charter and By-Law appended thereto, of record in Instrument Number 20020411-0044759, Storm water detention agreement of record in Instrument Number 20010712-0074403 and Instrument Number 20011114-0125004, rights of others in and to the common areas and/or elements and real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 4th day of April, 2016.

Matthew Smith

Keeli Smith

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Matthew Smith and Keeli Smith, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 4th day of April, 2016.

Notary Public
My Commission Expires: 10/2/17

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires October 2, 2017

SolomonParks File No. 160030 8119 Isabella Lane, Ste 104 Brentwood, TN 37027