BILL GARRETT, Davidson County
Trans:T20160035157 DEEDWARR
Recvd: 04/28/16 14:13 2 pgs
Fees:13.00 Taxes:481.00
20160428-0041624

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 25th day of April, 2016 by and between Da Chan and Harrison Keo husband and wife, hereinafter referred to as GRANTOR, and Stephen D. Ownby and Kimberly A. Ownby husband and wife, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Old Hickory, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 52 and 53 of Block U on the Map of Hadley Bend City, as of record in Book 421, page 120, Register's Office for Davidson County, Tennessee.

Said Lots adjoin and front together 50 feet on the North side of Hadley Bend Boulevard and run back between parallel lines 153 feet to a 1-foot reserved strip and a 9-foot alley.

Being the same property conveyed to Da Chan and Harrison Keo, husband and wife by Warranty Deed from Castle Rock Builders, LLC, dated January 11, 2008, recorded January 16, 2008, of record in Instrument No. 20080116-0005034, Register's Office for Davidson County, Tennessee.

This is [xx]improved [ ]unimproved property known as: 328 Hadleys Bend Blvd, Old Hickory, TN 37138

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Da Chan

Harrison Keo

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Da Chan and Harrison Keo husband and wife, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 25th day of April, 2016.

Notary Public

My Commission Expires:_____

SUSAN L. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-15-2019

Name and Address of Property Owner:
Stephen D. Ownby and Kimberly A. Ownby
328 Hadleys Bend Blvd,
Old Hickory, TN 37138

Send Tax Statements to:

SAME

Map & Parcel: 063-08-021.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $130,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 25th day of April, 2016.

Notary Public

My Commission Expires: 9/25/19

SHARON A. PITMON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

RETURN TO:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

16-1-168