WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160035916 DEEDWARR
Recvd: 05/02/16 10:31 2 pgs
Fees: 13.00 Taxes: 1903.84

20160502-0042612

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $514,550.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of April, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

ROBERT L. SCRUGGS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires May 8, 2017

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Bret C. Mobley	Suntrust Mortgage, Inc.	Map 131-6-C
(NAME)	(NAME)	
815 Huntington Circle	901 Semmes Ave.	Parcel 6.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Richmond, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Barry Owen and Debbie Guthery-Owen, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Bret C. Mobley, married,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 118 on the Plat of Burton Hills, Village of Huntington, Tract 10, of record in Book 6250, Page 612 and amended in Book 6637, Page 717, Register's Office for Davidson County, Tennesee, to which Plat reference is hereby made for more complete description:

Being the same property conveyed to Barry Owen and wife, Debbie Owen, as tenants by the entirety by Warranty Deed from Rebecca Stevens Fua a/k/a Rebecca Lynn Stevens of filed for record on March 26, 2010 in Instrument No. 20100326-0022595, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2016 real property taxes have been prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 6250, page 612, amended in Book 6637, page 717, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 815 Huntington Circle, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and 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 GRANTEES, 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 hands this 28th day of April, 2016.

Barry Owen

Debbie Guthery-Owen

State of Tennessee
County of Davidson

Personally appeared before me, **Barry Owen**, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of April, 2016.

Notary Public

My Commission Expires: ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 8, 2017

State of Tennessee
County of Davidson

Personally appeared before me, **Debbie Guthery-Owen**, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of April, 2016 .

Notary Public

My Commission Expires: ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 8, 2017

File No.: 36590