Davidson County DEEDWARR
Recvd: 05/03/16 13:31 2 pgs
Fees:13.00 Taxes:407.00
20160503-0043538

WARRANTY DEED

HEATHER F. S. GIVING
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-06-2019

BMR16-0496

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF April, 2016.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

160710

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jewel Davis	New Owner (NAME)	
496 Hickory Glade Drive (ADDRESS)	(ADDRESS)	
Antioch, TN 37013-4083 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	162-01-0C-075.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BARBARA J. OWENS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JEWEL DAVIS, A SINGLE 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:

Land in Davidson County, Tennessee, being Unit No. 75 on the Plan of Phase 2, Hickory Glade of record in Plat Book 6900, Page 41, 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 Barbara J. Owens by Warranty deed from Wayne H. Harlan and wife, Beverly N. Harlan of record in Instrument No. 20030715-0098673 Register's Office for Davidson County, Tennessee, dated June 27, 2003 and recorded on July 15, 2003.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 6250, Page (s) 888 and 889, amended in Plat Book 6900, Page 41, Plat Book 6900, Page 803, Book 6824, Page 952, re-recorded in Book 6898, page 919, amended in Book 6898, page 920, Book 6824, page 929 re-recorded in Book 6898, page 896, Book 6957, page 473, Book 7959, page 869, Book 10697, Page 182 and Instrument Number 20031223-0182416, Book 6878, Page 390, Book 7260, Page 72, Book 6898, page 921 re-recorded in Book 6899, page 562, Book 6845, Page 780, Book 6796, Page 991, Book 7384, Page 941; Book 6421, Page 966; and Book 6255, Page 611, Book 7797, Page 473 and Book 7797, Page 490, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 496 Hickory Glade Drive , Antioch, Tennessee 37013-4083
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 28th day of April, 2016.

Barbara J. Owens

Barbara J. Owens

STATE OF Tennessee
COUNTY OF Williamson

On this the 28th day of April, 2016, before me personally appeared Barbara J. Owens to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th day of April, 2016.

Vickie L. Sauceman

Notary Public

My Commission Expires: 2-26-18

(SEAL)

VICKIE L. SAUCEMAN
STATE OF TENNESSEE NOTARY PUBLIC
COOKE COUNTY

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith

Shelly M Smith

Commission Expires
4-24-2018