WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160045831 DEEDWARR
Recvd: 06/01/16 08:50 2 pgs
Fees:13.00 Taxes:950.90
20160601-0054734

State of Tennessee
County of ~~Williamson~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $257,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of May, 2016

Notary Public

MY COMMISSION EXPIRES: 2/18/16

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS:
Kelly Owens Marne Owens	new owner	075110A11100CO
(NAME)	(NAME)	
4245 Rachel Donelson Pass		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, I, **Victoria L. Madden,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kelly Owens and Marne Owens,** 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. 121, on the Plan of First Revision, Phase Four-A, Heritage Meadows of record in Instrument Number 20020123-0009310, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Victoria L. Madden by Deed from Roger F. Hyde and wife, Nancy A. Hyde of record in Instrument No. 20100216-0011408, Register's office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 4245 Rachel Donelson Pass, Hermitage, TN 37076
(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 27th day of May, 2016.

Victoria L. Madden

Victoria L. Madden

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) ALL MATTERS IN PLAT OF RECORD IN INSTRUMENT No. 20020123-0009310, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

Victoria L. Madden

State of Tennessee
County of Williamson

Personally appeared before me Victoria L. Madden, 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 27th day of May, 2016.

_____
Notary Public Beth Hazelwood
My Commission Expires: _____

File No.: 10651

