WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/25/16 13:55 2 pgs
Fees:13.00 Taxes:523.92
20160725-0076390

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JULY, 2016

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

MONTE POL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MST 2016-0772

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Heithcock Construction LLC	Same As New Owner	092-09-0-333.00
(NAME)	(NAME)	
1210 Longstreet Circle		
(ADDRESS)	(ADDRESS)	
Brentwood TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Lucian Gus Owens, III,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Heithcock Construction LLC,** 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 the east 25 feet of Lot No. 57 on the Plan of Resubdivision of the Wilcox Property of record in Plat Book 421, Page 42, in the Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 57 fronts 25 feet on the northerly side of Robert Street, now Felicia Street, and runs back between parallel lines 125 feet to an alley.

Being the same property conveyed to Laura Owens by Warranty deed from Mallernee Realty Company, Inc. of record in Book 2959, page 531, Register's Office for Davidson County, Tennessee, dated September 5, 1959 and recorded on September 11, 1959. (Value or consideration shown in aforementioned deed $2,063.83.) Also see Warranty deed in Book 5472, Page 465, in said Register's Office. The said Laura Owens being one and the same person as Laura Owens Moore died intestate on 12/9/2012. By Affidavit of Heirship of record in Instrument No. 20160725-0076389, the heir(s) at law are: Lucian Ownes.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Taxes for the year 2015, a lien due and payable, and now delinquent. Taxes for the year 2016, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 421, Page 42, Register's Office for Davidson County, Tennessee.

This property, known as 3304 A Felicia Street, Nashville, TN 37209
(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 hand(s) this 15th DAY OF July, 2016.

Lucian Gus Owens, III

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lucian Gus Owens, III, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of July, 2016.

Notary Public

My Commission Expires: 9/5/20

(SEAL

NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7-11-20

NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY