PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

Davidson County DEEDWARR
Recvd: 09/16/16 15:21 3 pgs
Fees:18.00 Taxes:1202.50
20160916-0097777

W & I Ref: (DM) Title No.: 58564
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Matthew Fili 4402 Park Avenue, Apt A Nashville, TN 37209	NEW OWNER

TAX MAP PARCEL NUMBERS: 08112028800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$325,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David James Lawver, individually and as Trustee of the David James Lawver Living Trust U/A dated September 2, 2015, and Steven Douglas Owens, Co-Trustee and Lois Wilco-Owens, Co-Trustee, of The Owens 1996 Revocable Trust, dated June 25, 1996,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Matthew Fili** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 257 on the Map of McGavock's Addition to Nashville (shown on said Plan as McGavock's Town North Nashville) of record in Book 21, page 23, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to David Lawver by Warranty Deed from C & D Rental Properties, LLC, dated June 18, 2015 and recorded on June 29, 2015, of record in Inst. No. 20150629-0061975, Register's Office for Davidson County, Tennessee. David Lawver subsequently conveyed subject property to David Lawver and The Owens 1996 Revocable Trust dated June 25, 1996 by Quitclaim Deed dated July 13, 2015, recorded July 24, 2015, of record in Inst. No. 20150724-0073162, said Register's Office. David Lawver's interest in the property was then conveyed by David James Lawver, also known as David Lawver, to David James Lawver, Trustee of the David James Lawver Living Trust U/A dated September 2, 2015, by Quitclaim Deed dated September 2, 2015 and recorded September 21, 2015 in Inst. No. 20150921-0095704, said Register's Office. A Quitclaim Deed of record in Inst. No. 20160426-0040378, said Register's Office, dated April 21, 2016 appears to have attempted to convey the property from David James Lawver, Trustee of the David James Lawver Living Trust U/A dated September 2, 2015 to David James Lawver individually, though the name of the grantee can be argued to be missing.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2016, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Book 21, page 23, said Register's Office.

This is improved property, known as 1513 10th Avenue North, Nashville, TN 37208

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15 day of September, 2016.

David James Lawver — **Steven Douglas Owens, Co-Trustee**

David James Lawver, Trustee — **Lois Wilco-Owens, Co-Trustee**

State of California

County of Santa Clara

On this 15 day of September, 2016, before me the undersigned authority, personally appeared **David James Lawver, individually and as Trustee**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: 4-25-17

GLENDORA PITRE
Commission # 2021830
Notary Public - California
Santa Clara County
My Comm. Expires Apr 25, 2017

State of California

County of Santa Clara

On this 15 day of September, 2016, before me the undersigned authority, personally appeared **Steven Douglas Owens and Lois Wilco-Owens, as Co-Trustees**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: 4-25-17

GLENDORA PITRE
Commission # 2021830
Notary Public - California
Santa Clara County
My Comm. Expires Apr 25, 2017

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $325,000.00.

Affiant

Sworn and subscribed before me this 16 day of September, 2016.

Notary

My Commission Expires: 2/21/2017

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

True Copy Certification

I, Jamie Ivey, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Cassie Lovvorn, a notary public for this county and state, Jamie Ivey, 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: 03/03/2019

CASSIE LOVVORN
STATE
OF
TENNESSEE
NOTARY
PUBLIC
WILLIAMSON COUNTY