This Instrument prepared by:
Please record and return to:
Freedom Title Services
116 Center Court
Clarksville, TN 37040

BILL GARRETT, Davidson County
Trans:T20160090463 DEEDWARR
Recvd: 10/13/16 14:29 2 pgs
Fees:13.00 Taxes:1509.60
20161013-0108463

Warranty Deed

MEGAN LYNN ANDERSON NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $408,000.00. Affiant Subscribed and sworn to before me, this the 4th day of October, 2016. Notary Public My commission expires: 02/13/18

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Own Home, LLC	Own Home LLC	
1038 West Greenwood Avenue	8209 Market St Ste # 153	083-01-0-079.00
Nashville, TN 37206	Williamington NC 28411	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MELISSA GEITGEY AND OSCAR FERNANDEZ PRAT, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **OWN HOME, LLC**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 8 on the Plan of Jones & Bradford Subdivision of record in Plat Book 161, Page 142, 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 Rowan C. Millar by Quitclaim deed from Megan R. Holsten of record in Instrument No. 20061017-0128545 Register's Office for Davidson County, Tennessee, dated October 02, 2006 and recorded on October 17, 2006.

Being the same property conveyed to Melissa Geitgey and Oscar Fernandez Prat, wife and husband by Warranty deed from Rowan C. Millar, unmarried of record in Instrument No. 20140918-0085776 Register's Office for Davidson County, Tennessee, dated November 15, 2014 and recorded on November 18, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1038 West Greenwood Avenue, Nashville, TN 37206.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and

forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 4th day of October, 2016.

Melissa Geitgey by Michelle Geitgey, Attorney in Fact

Melissa Geitgey by Michelle Geitgey, Attorney in Fact

Oscar Fernandez Prat by Michelle Geitgey, Attorney-In-Fact

Oscar Fernandez Prat by Michelle Geitgey, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of September, 2016, before me personally appeared Michelle Geitgey, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Melissa Geitgey and Oscar Fernandez Prat as attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Melissa Geitgey and Oscar Fernandez Prat.

Witness my hand and seal this the 29th day of September, 2016.

J. Brandon Miller

Notary Public

My Commission Expires: 7-2-2018

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018