This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $113,000.00.

Affiant

Subscribed and sworn before me this the 8th day of November, 2016.

Notary Public
My commission expires: 9-10-2018

BENJAMIN SEAMON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20160099629 DEEDWARR
Recvd: 11/10/16 11:37 2 pgs
Fees:13.00 Taxes:418.10
20161110-0119078

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Blake Cothran	Blake Cothran	149-11-0-A-033.00-CO
1609 Rice Hill Court	1609 Rice Hill Court	
Antioch, TN 37013	Antioch, TN, 37013	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, HILTON W. OWENS and KEESHA OWENS, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BLAKE COTHRAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Phase 2, Rice Hill of record in Plat Book 6900, Page 27, 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 Hilton W. Owens by Quitclaim deed from Jacqueline M. Owens, formerly known as Michelle Terrell, of record in instrument 20070118-0007397, register's office of Davidson County, Tennessee, dated 23rd December 2006 and recorded on Januray 18, 2007.

Being the same property conveyed to Hilton W. Owens and Michelle Terrell, both unmarried by Quitclaim deed from John R. Woillard and wife, Nora E. Woillard (their 20%) of record in Instrument No. 20070124-0009499, dated July 18, 1988, Witnessed and Notarized January 10, 2007 and recorded January 24th, 2007, in said Register's Office.

The said Jacqueline M. Owens, also known as Michelle Terrell, having since died and being survived by her only heir, Keesha Owens, as referenced in heirship affidavit filed of record in Instrument 20161110-0119077
Register's office for Davidson County, Tennessee, dated November 8, 2016 and recorded 20161110-0119077.

Being also known as 1609 Rice Hill Court Antioch, Tennessee 37013.

Subject to all Easements and Restrictions of record.

THIS IS _X_ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 1609 Rice Hill Court, Antioch, TN 37013.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 8th day of November, 2016.

Hilton W. Owens by Keesha Daree Owens, his Attorney in fact
Hilton W. Owens, by Keesha Daree Owens, his Attorney-in-Fact

Keesha Owens
Keesha Owens

STATE OF Tennessee
COUNTY OF Davidson

On this 8th day of November, 2016, before me, the undersigned Notary Public in and for said County and State, personally appeared Keesha Daree Owens with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Hilton W. Owens, by Durable Power of Attorney dated October 22, 2016, and who acknowledged that he executed the same as the free act and deed of Hilton W. Owens.

Witness my hand and official seal this 8th day of November, 2016.

BENJAMIN SEAMON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires:
9-10-2018

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Keesha Owens**, the Grantors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of November, 2016.

My Commission Expires:
9-10-2018

BENJAMIN SEAMON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public