BOX 10-A

(2)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160104507 DEEDWARR
Recvd: 11/28/16 15:23 2 pgs
Fees: 13.00 Taxes: 1036.00

20161128-0124667

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS: $280,000.00.

Affiant

Subscribed and sworn to before me this 28 day of November 2016

Notary Public
My Commission expires: (Affix Seal)

KERRI D. MONTGOMERY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN My Commission Expires November 5, 2019

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Carlin Campbell	Regions Bank RCN-6 Mail Code: ALBH40602B	172030B04900CO
5209 Windypine Drive	2050 Parkway office circle	
Nashville, TN 37211		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Gary L. Owens, an unmarried man**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Carlin Traugott-Campbell, unmarried woman,** her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 49 on the plan of The Woodlands, Phase 2, of record in Plat Book 6900, Page 635, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Gary L. Owens, an unmarried man from Linda L. Haley by Warranty Deed on May 9, 2014, of record in Instrument Number 20140512-0040329, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 6900, Page 497 and Plat Book 6900, Page 635, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 7334, Page 109; Book 7408, Page 250, as amended of record in Book 7516, Page 37; Book 8464, Page 463; Book 8622, Page 390; Book 8634, Page 224 and Book 8643, Page 675, Register's Office for Davidson County, Tennessee.
- Easements and Agreements of record in Book 5710, Page 495; Book 7091, Page 428; Book 7336, Page 3; Book 7917, Page 422; Book 8541, Page 230; Book 8541, Page 241 and Book 8541, Page 247, Register's Office for Davidson County, Tennessee.

This is improved property known as: **5209 Windypine Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

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 our hands this November 28, 2016.

Gary L. Owens Gary L. Owens

BY: Gayle S. Carter - attorney in fact
Gayle S. Carter, Attorney-in-fact

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared **Gayle S. Carter,** with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for **Gary L. Owens,** the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name **Gary L. Owens,** the bargainor(s), by the said **Gayle S. Carter,** as Attorney-in-Fact.

WITNESS my hand and seal, this 28th day of November, 2016.

NOTARY PUBLIC

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 8/5/18