STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $299,000.00

JOHN A. BELL JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPT. 10, 2018

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 5th day of December, 2016.

NOTARY PUBLIC

My commission expires

Davidson County DEEDWARR
Recvd: 12/14/16 10:06 3 pgs
Fees:18.00 Taxes:1106.30
20161214-0130985

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC

2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Michael L. Owens	Same	086040D02100CO
(NAME)	(NAME)	
2100 Gina Lane		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Karen E. Fischer, unmarried,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Michael L. Owens**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 21 on the Plan of Tulip Reserve Subdivision, of record in Instrument No. 20091211-0113296, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Karen E. Fischer, unmarried by deed from George Dunn General Contractor, Inc., of record in Instrument No. 20131223-0129164, said Register's Office.

This property is __unimproved _X_improved property known as: 2100 Gina Lane, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 5th day of December, 2016.

Karen E. Fischer

STATE OF ~~TENNESSEE~~ Nevada *
COUNTY OF ~~WILSON~~ Clark *

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Karen E. Fischer, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of December, 2016.

Notary Public
My Commission Expires: 3/19/19

BRENDA GARCIA
NOTARY PUBLIC
STATE OF NEVADA
My Commission Exp: 3/19/19
Certificate No: 15-1349-1

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

True Copy Certification

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

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lowhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19

(SEAL)

