WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160112550 DEEDWARR
Recvd: 12/21/16 13:53 3 pgs
Fees:18.00 Taxes:666.00

20161221-0134278

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16 DAY OF December, 2016.

Notary Public

MY COMMISSION EXPIRES: 7-8-2019

(AFFIX SEAL)

RHONDA C. PAUL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires July 8, 2019

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseane Young	Mortgage Investors Group	
(NAME)	(NAME)	
720 Harding Place	8320 E. Walker Spr. Lane, Ste. 200	146-04-004.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **JEFFREY LEE OWEN, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSEANE YOUNG, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT "A"

This conveyance is subject to 2016 Real Property taxes; All matters appearing on the plan of record in Plat Book 3106, Page 79, said Register's Office; Restrictive Covenants of record in Book 3339, Page 208, said Register's Office; and Deed of Conveyance to State of Tennessee for easement purposes recorded in Book 10892, Page 141, said Register's Office.

unimproved
This is improved x property, known as 720 Harding Place, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 16 day of December, 2016

JEFFREY LEE OWEN

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 Jeffrey Lee Owen, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 16 day of December, 2016.

Commission expires: 11/5/19

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT "A"

Being Lot Number 695 on the Plan of Section Ten, Caldwell Hall, of record in Plat Book 3106 at Page 79, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jeffrey Lee Owen by Warranty Deed from Harry J. Adams and wife, Marilyn D. Adams, recorded on the 1st day of May, 1996 in Deed Book 10033, Page 651, in the Register's Office of Davidson County, Tennessee.

Less and Except:

Beginning at a point on the North existing right of way line of State Route 255 (Harding Place), said point being on the common property line between D. H. Peppers and grantors herein and located 73.47 feet left of Trousdale Drive survey centerline station 198+82.40; thence with said common property line North 54 degrees 33 minutes 11 seconds East a distance of 6 feet, more or less, to a point located 88 feet, more or less, left of survey centerline station 198+77, more or less, said point being in the north proposed right of way line; thence with said proposed right of way line with a curve to the left having a radius of 213.00 feet an arc distance of 115 feet to a point located 60 feet left of State Route 255 (Harding Place) survey centerline station 118+92, more or less, said point being on the common property line between Brent J. and Sandi Sellers and the grantors herein; thence with said common property line South 24 degrees 54 minutes 51 seconds West a distance of 15 feet, more or less, to a point located on the North existing right of way line of State Route 255 (Harding Place), said point being 52.98 feet left of survey centerline station 118+88.53; thence with said existing right of way line Northwesterly with a curve to the right having a radius of 220.00 feet an arc distance of 120.00 feet to the point of beginning and containing 1,391 square feet, more or less, and being a portion of the same property conveyed unto the grantors as of record in Deed Book 10033, Page 651, Registers Office for Davidson County.

Being the same property conveyed to State of Tennessee by Warranty Deed from Jeffrey Lee Owen, recorded on the 21st day of April, 1998 in Deed Book 10892, Page 141, in the Register's Office of Davidson County, Tennessee.