BILL GARRETT, Davidson County
Trans:T20160113357 DEEDWARR
Recvd: 12/27/16 09:34 2 pgs
Fees:13.00 Taxes:6660.00

20161227-0135233

WARRANTY DEED

28329

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,800,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 22nd DAY OF DECEMBER, 2016.

(Affix Seal) Notary Public

My Commission Expires: 9-20-2017

LISA S. GEOGHEGAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
198 EAST MAIN STREET, STE 200
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
William B. Owen and wife, Jean Marie Owen	William B Owen & Jean Marie Owen	Map/Parcel
5266 Granny White Trace	5266 Granny White Trace	145000 16200
Nashville, TN 37220	Nashville, TN 37220	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, ENCORE CONSTRUCTION, LLC, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto WILLIAM B. OWEN AND WIFE, JEAN MARIE OWEN, hereinafter called the GRANTEES, their heirs and assigns, that 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. 6 as shown on the Plan of The Reserve at Radnor Lake of record in Instrument No. 20080327-0030965 as amended in Instrument No. 20130829-0091392 and Instrument No. 20150924-0097315, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Encore Construction LLC, a Tennessee limited liability company by Warranty Deed from Karl L. Van Becelaere and wife, Linda L. Van Becelaere, of record in Instrument No. 20150928-0098111, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. All matters appearing on the Plan of The Reserve at Radnor Lake Subdivision of record in Plat Book 534, page 67, Instrument No. 20080327-0030965 as amended in Instrument No. 20130829-0091392 and Instrument No. 20150924-0097315, Register's Office for Davidson County, Tennessee.
2. Restrictions of record in Instrument No. 20150928-0098111, Register's Office for Davidson County, Tennessee.
3. Easement for water main of record in Book 460, page 172, Register's Office for Davidson County, Tennessee.

4. Easements recorded in Book 534, page 66, Book 5170, page 144 and Book 5541, page 207, Register's Office for Davidson County, Tennessee.
5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage as set forth in Book 7814, page 514, Register's Office for Davidson County, Tennessee.
6. All matters of record in the Register's Office for Davidson County, Tennessee.

This is property known as 5266 Granny White Trace, Nashville, Tennessee 37220.

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 the GRANTOR, does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and bind itself, its successors 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 this 22nd day of December, 2016:

Encore Construction, LLC

BY: _____
Justin Crockett Franks, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Justin Crockett Franks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President (or other officer authorized to execute the instrument) of Encore Construction, LLC, the within named bargainor, a limited liability company, and that he as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as President.

Witness my hand, at office, this 22nd day of December, 2016:

_____
Notary Public

My commission expires: 12-5-2020

KATHLEEN HALE McCLELLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

D mu L to.

Vanderpool and Pearman
256 Seaboard Lane G-104
Franklin, TN 37067
(615) 771-9800