Box#14
G#29317-3

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$590,000.00**. Affiant Subscribed and sworn to before me, this the 31st day of January, 2017. Notary Public My commission expires: 1/17/21 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20170009966 DEEDWARR
Recvd: 02/02/17 11:19 2 pgs
Fees:13.00 Taxes:2183.00
20170202-0011320

JOHN T. COOK
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Geoffrey Watson **Ashley Watson**	**New Owner**	**Map 132-14-0 Parcel 059.00**
4626 Churchwood Drive		
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, I,

Michelle Owens, a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Geoffrey Watson and Ashley Watson

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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.89, on the Plan of Oak Hill Valley, of record in Plat Book 1835, Page 15 and 16, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING all of the same property conveyed to Michelle Owens, by Deed from Ben Lambeth, unmarried, dated May 10, 2000 of record in Instrument No. 200005170049756, Register's Office for Davidson County, Tennessee.

DANIEL F. OWENS, spouse of the above named Michelle Owens, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, including any marital rights and homestead exemption.

The conveyance of the above described parcel of land is subject of the following:

1) The Plan of record in Book 1835, Page 15 and 16, said Register's Office for Davidson County, Tennessee;

2) Restrictive Covenants contained in instrument of record in Book 931, Page 53, and in Book 1788, Page 186, Book 1809, Page 539, Register's Office for Davidson County, Tennessee;

3) Taxes for the current year which have been prorated and assumed by the Grantees herein and subsequent years not yet due and payable.

This is Improved (__X__) Unimproved (____) property, known as **4626 Churchwood Drive, Nashville, TN 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 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/our hand(s) this **31st** day of **January, 2017.**

Michelle Owens

Daniel F. Owens

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Michelle Owens and Daniel F. Owens,** the within named sellers, 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 at Nashville, Tennessee, this **31st** day of **January, 2017.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21