ADDRESS NEW OWNER:
Jerry Owens

4408 Hunt Place
Nashville, TN 37215

SEND TAX BILL TO:
Jerry Owens
1717 Beechwood Avenue
Nashville, TN 37212
MAP & PARCEL NOS.:
131-7-73.00

BILL GARRETT, Davidson County
Trans:T20170015957 DEEDWARR
Recvd: 02/23/17 10:10 2 pgs
Fees:13.00 Taxes:2030.19
20170223-0018122

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Denise P. Walton, unmarried** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Jerry W. Owens, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Wayne

Land in Davidson County, Tennessee, being Lot No. 20 on the Map of Hunt Terrace, Part One, as of record in Book 1130, Page 53, Register's Office for said County, and more particularly described as follows:

Said Lot No. 20 fronts 108 feet on the easterly side of Hunt Place, as measured around a slight curve, and runs back between lines, 187.5 feet on the northerly line and 193.9 feet on the southerly line, to a dead line on which it measures 108 feet thereon.

Being the same property conveyed to Denise P. Walton unmarried, from Ralph E. Bryan, unmarried, by Warranty Deed recorded on July 6, 1995, in Book 9723, Page 234, Register's Office for Davidson County, Tennessee.

This is property with a common address of **4408 Hunt Place, Nashville, TN 37215**.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same assumed by Grantee.(2) All matters appearing on the Plan of record in Book 1130, Page 53, Register's Office for Davidson County, Tennessee.(3) Restrictive Covenants of record in Book 1286, Page 401, said Register's Office.(4) Sanitary Sewer and/or Storm Drainage Easement to Metropolitan Government in Book 4113, Page 585, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, in fee simple forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 16th day of February, 2017.

Denise P. Walton

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Denise P. Walton** , with whom I am personally acquainted, or who 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 office this **16th** day of **February 2017.**

Notary Public
My Commission Expires:

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

File No. 1702K051

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $548,700.00.

Affiant

Subscribed and sworn before me this 16th day of February, 2017.

Notary Public
My Commission Expires: 3/6/18

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.