WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/30/17 09:08 3 pgs
Fees:18.00 Taxes:2146.00
20170330-0030889

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $580,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF MARCH, 2017.

Notary Public

MY COMMISSION EXPIRES: 4/9/19 (AFFIX SEAL)

DECIMA KENDALL NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

O-FSBO-17-16

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Thomas G. Annastas, Sr.	**The Tennessee Credit Union**	
(NAME) **16 Red Bud**	(NAME) **1400 Eighth Avenue South**	**131-01-0B-136.00**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS) **Nashville, TN 37203**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JULIE L. OWENS, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THOMAS G. ANNASTAS, SR.**, hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 16 on the Plan of Redbud of record in Plat Book 4675, Page 137, and amended in Book 4910, Page 872, Book 4937, Page 346, Book 4953, Page 846 and Book 5003, Page 925, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Julie L. Owens by Quitclaim deed from Erik Byerly Von Nieda of record in Instrument No. 20080612-0060444 Register's Office for Davidson County, Tennessee, dated June 05, 2008 and recorded on June 12, 2008.

This conveyance is subject to:
- Taxes for the year 2017 and thereafter, a lien not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 4675, Page 137, amended in Book 4910, Page 872, Book 4937, Page 346, Book 4953, Page 846 and Book 5003, Page 925, Register's Office for Davidson County, Tennessee;
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 4845, Page 935, amended in Instrument No. 20160218-0015563, Register's Office for Davidson County, Tennessee;
- Common Area of record in Book 4861, Page 613, in the Register's Office for Davidson County, Tennessee;
- Homeowner's Association Charter of record in Book 4852, Page 607, in the Register's Office for Davidson County, Tennessee;
- Subject to rights of others in and to the common areas and/or elements;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **16 Red Bud , Nashville, Tennessee 37215**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 28th DAY OF MARCH, 2017.

Julie L. Owens by John Gleaves, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JULIE L. OWENS, and who acknowledged he/she/they executed the same as the free act and deed of the said JULIE L. OWENS.

Witness my hand and official seal, this the 28th of March, 2017.

Notary Public
My Commission Expires: 8/26/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

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

Heather Wood

Signature

CECILIA KENDALL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Cecilia Kendall, a notary public for this county and state, Heather D. Wood, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Cecilia Kendall

Notary's Signature

My Commission Expires: 4/9/19