BILL GARRETT, Davidson County
Trans:T20170029078 DEEDWARR
Recvd: 04/06/17 10:40 2 pgs
Fees:13.00 Taxes:610.50
20170406-0033762

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Stephanie Domé
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of March, 2017.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Graham David Mote and Lynette Mae Kraft	New Owner	105 04 0 133.00
(NAME)	(NAME)	
1238 1st Ave S	950 Graybar Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Sixty-Five Thousand And No/100 Dollars ($165,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Doris Owens, a single woman and Roderick Owens, a single man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Graham David Mote and Lynette Mae Kraft, husband and wife**, 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:

Lot No. 29 in Trimble's Addition to South Nashville, the plan of which is of is record in Book 57, Page 53, Register's Office for said County.

Said Lot No. 29 fronts 60 feet on the easterly side of First Avenue, South, formerly Maple Street, and runs back 93-1/2 feet on the south line and 122-1/2 feet on the north line to an alley and shows 50 feet on said alley.

Being the same property conveyed to Phillip Saindon, Trustee by Installment Deed from Clara W. Owens and son, Roderick M. Owens dated July 19, 1975 and recorded July 31, 1975 in Book 4937, Page 414, in said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Clara W. Owens for life with remainder to Roderick M. Owens and Doris Owens as joint tenants with right of survivorship by Quit Claim Deed from Patricia M.

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Hylton, Trustee dated November 2, 1988 and recorded November 2, 1988 in Book 7693, Page 232, in said Register's Office for Davidson County, Tennessee. Clara W. Owens having died on August 6, 2016.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1238 1st Ave S, Nashville, TN 37210

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, has 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 our hands this 31st day of March, 2017

Doris Owens

Roderick Owens

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Doris Owens Roderick Owens, a single man, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31th of March, 2017.

Notary Public

My Commission Expires:

(SEAL)

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2017

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