WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170050088 DEEDWARR
Recvd: 06/12/17 15:20 2 pgs
Fees: 13.00 Taxes: 884.30
20170612-0058841

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of June, 2017.

Notary Public

MY COMMISSION EXPIRES: 9.18.17

(AFFIX SEAL)

TONYA B. CHERRY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires September 18, 2017

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christopher Alan Owens	U.S. Bank	14708005500
(NAME)	(NAME)	
4820 Humber Drive	7601 Penn Ave S Suite A1	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Richfield, MN 55423	
(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 considerations, the receipt of which is hereby acknowledged, we, **Darian K. Carroll and wife, Paula J. Carroll**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Christopher Alan Owens and Stephanie Kathryn Bettcher, tenants in common with right of survivorship**, hereinafter called the GRANTEE(S), their heirs and/or 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. 116, on the Plan of Beverly Heights, Section 2, of record in Plat Book 2331, Page 42, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Darian K. Carroll and wife, Paula J. Carroll by Deed dated March 7, 2002, recorded in Instrument No. 200203110030100, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4820 Humber Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/or 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/or 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 9th day of June, 2017.

Darian K. Carroll

Paula J. Carroll

State of Tennessee
County of Williamson

Personally appeared before me Darian K. Carroll and Paula J. Carroll, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 9th day of June, 2017.

Notary Public Chris Jackson
My Commission Expires: 4/10/2018

JILL L. SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129