THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170712814**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $441,000.00. Affiant Subscribed and sworn to before me, this 30th day of August, 2017. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20170076496 DEEDWARR
Recvd: 08/31/17 12:38 2 pgs
Fees:13.00 Taxes:1631.70
20170831-0089701

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

WARRANTY DEED

Address New Owner: David Lee Bibee 1522 Matlock Drive Chapmansboro,, TN 37035	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 103-03-116.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kimberly Owens and Philip Owens also known as Phillip Owens, wife and husband** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **David Lee Bibee, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of Land in Davidson County, State of Tennessee, described as follows, to-wit:
Land in Davidson County, Tennessee, being part of Block 25 on the Plan of Realty Savings Bank and Trust Company's revised plan of West extension of Charlotte Park Company's First Addition, as of record in Plat Book 421, Page 18, Register's Office for Davidson County, Tennessee.

Beginning at a point 110 feet from the Westerly margin of 50th Avenue North in the Northerly margin of Wyoming Avenue, formerly Sixth Avenue, Westerly with said Northern margin 50 feet to a point; thence, North 150 feet to the Southerly margin of a 20 foot alley; thence, Easterly 50 feet with said alley to a point; thence, South 150 feet to the point of beginning.

Being the same property conveyed to Kimberly Owens and Philip Owens, wife and husband by Warranty Deed from Matthew J. Corzine and Lyndi Hewitt-Corzine, husband and wife, recorded on the 29th day of May, 2009 in Instrument No. 20090529-0049312, in the Register's Office of Davidson County, Tennessee.

Philip Owens and Phillips Owens being one and the same person.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REALTY SAVINGS BANK AND TRUST COMPANY'S REVISED PLAN OF WEST EXTENSION OF CHARLOTTE PARK COMPANY'S FIRST ADDITION, as recorded in Plat Book 421, Page(s) 18.

This is improved property located at 5004 WYOMING AVENUE Nashville, TN 37209-3520.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this ~~30th~~ 29th day of August, 2017.

Kimberly Owens

Phillip Owens
AKA Philip Owens

STATE OF Colorado)

COUNTY OF Denver)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kimberly Owens and Phillip Owens*, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

*AKA Philip Owens

Witness my hand, at office, this ~~30th~~ 29th day of August, 2017.

Victoria Brimhall
Notary Public

My Commission Expires: June 7, 2020

VICTORIA BRIMHALL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20164021660
MY COMMISSION EXPIRES JUNE 07, 2020