Bill Garrett Davidson County
Batch# 27151 DEEDWARR
11/16/2017 03:59:30 PM 4 pgs
Fees: $23.00 Taxes: $5,920.00
20171116-0118005

33974

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 33974-10-2017**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,600,000.00. Affiant Subscribed and sworn to before me this 15th day of November, 2017. Notary Public My Commission Expires: 10-7-2019

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2019

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Katherine K. Alexander, Trustee 103 Talbotts Lane Hot Springs, VA 24445	New Owner	Map and Parcel No.: 116 07 0 094 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, **Samuel W. Owen and wife, Judith J. Owen**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Katherine K. Alexander, Trustee of the Kay K. Alexander Revocable Trust, dated January 28, 2010** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6 Lynnwood Lane, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 15th day of November, 2017.

Samuel W. Owen, by David P. Owen, his Attorney-in-fact

Samuel W. Owen, by David P. Owen, his Attorney-in-fact

Judith J. Owen, by David P. Owen, her Attorney-in-fact

Judith J. Owen, by David P. Owen her 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, David P. Owen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Samuel W. Owen and Judith J. Owen, and he is authorized by Samuel W. Owen and Judith J. Owen to execute this instrument on his/her behalf.

Witness my hand, at office, this 15th day of November, 2017.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Resubdivision of Lots Nos. 3 through 10 on The Plan of Royal Oaks Subdivision, as of record in Book 421, page 102, Register's Office for said County, said Plan of Resubdivision being of record in Book 3700, page 1, Register's Office for said County.

Said Lot No. 6 fronts 203.3 feet on the easterly side of Lynnwood Lane and extends back 194.4 feet on the southerly line and 221.4 feet on the northerly line to a dead line, measuring 323.2 feet thereon.

Being the same property conveyed to Samuel W. Owen and wife Judith J. Owen by deed dated June 2, 1988 from William W. Berry of record in Book 7564, page 211, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. All matters appearing on the Plan of record as Book 421, page 102 and Book 3700, page 1, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

