WARRANTY DEED

Bill Garrett Davidson County
Batch# 53366 DEEDWARR
01/31/2018 10:35:53 AM 2 pgs
Fees: $13.00 Taxes: $1,267.25

20180131-0009749

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $342,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of January, 2018

Notary Public

MY COMMISSION EXPIRES: 5-6-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Daniel B. Owen	Fifth third mgt.	Map 174-11-B
(NAME)	(NAME)	
6229 Suzy Drive	5001 Kingsley Dr.	Parcel 58.00 CO
(ADDRESS)	(ADDRESS)	
Cane Ridge, TN 37013	Cincinnati, OH 45227	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Michael E. Mayhew Sr. and Frances L. Mayhew**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Daniel B. Owen and Vanessa Dee Owen, 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:

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of FINAL PLAT OF THE GROVE AT CANE RIDGE, PHASE THREE, as shown by plat of record in Instrument No. 201310160108127, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Michael E. Mayhew, Sr., married by Warranty Deed dated March 25, 2014 from Randall Clemons, Trustee for Benefit of Wilson Bank & Trust and Citizens Bank of Lafayette of record in Instrument 201403260024719, Register's Office for Davidson County, Tennessee.

Frances L. Mayhew joins in executing this Warranty Deed to convey any and all marital rights she may have in subject property.

This conveyance is made subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and compete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 6229 Suzy Drive, Cane Ridge, TN 37013
(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 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, 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 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 my/our hands this ~~30th~~ 29th day of January, 2018.

Michael E. Mayhew Sr.

Frances L. Mayhew

ACKNOWLEDGMENT

State of Tennessee
County of Davidson

Personally appeared before me **Michael E. Mayhew, Sr.**, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this ~~30th~~ 29th day of January, 2018.

Notary Public

My Commission Expires: _____

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 8, 2021

State of Tennessee
County of Davidson

Personally appeared before me, **Frances L. Mayhew,** with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 26th day of Janaury, 2018 .

Notary Public

My Commission Expires: 3-6-2018
File No.: 38538

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018