30653-8

Box 14

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-1819

Bill Garrett Davidson County
Batch# 88235 DEEDWARR
05/04/2018 11:20:21 AM 2 pgs
Fees: $13.00 Taxes: $1,502.20

20180504-0042774

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $406,000.00

Affiant

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 3rd day of May, 2018

Notary Public
My Commission Expires: 3-8-22

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Morgan Evans 5407 B Michigan Avenue Nashville, TN 37209	New Owner	091-06-0-333-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Michael Owens and Kreya Owens, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Morgan Evans, an unmarried woman**, hereinafter called the Grantee(s), his/her/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. 1316 of Block 196, Map Extension of Plan No. 1, West Nashville, of record in Book 57, page 173, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description therefore.

Being the same property conveyed to Michael Owens by Warranty Deed from West Nashville Living, LLC, a limited liability company, dated October 8, 2015, recorded October 13, 2015, of record in Instrument No. 20151013-0104263, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **5407 B Michigan Avenue, Nashville, TN 37209.**

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances, Plat Book 57, Page 173 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 3rd day of May, 2018.

GRANTOR:

Michael Owens

Kreya Owens

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael Owens and Kreya Owens, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 3rd day of May, 2018.

Notary Public
My Commission expires: 4-28-19

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019