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. 34295-05-2018**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $242,000.00. Affiant Subscribed and sworn to before me this 31st day of May, 2018. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 6, 2020

WARRANTY DEED

Address New Owner: Yusur Ishak Karie 1500 Mount Mitchell Court Antioch, TN 37013	**Send Tax Bills To:** new owner	**Tax Information:** Map and Parcel No.: 135 14 0 A 236 00CO

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, **Daniel B. Owen and wife, Vanessa D. Owen**, ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Yusur Karie, an unmarried woman** ("Grantee"), their 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 1500 Mount Mitchell Court, Antioch, TN 37013.

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.

Bill Garrett Davidson County
Batch# 99940 DEEDWARR
06/04/2018 03:04:52 PM 3 pgs
Fees: $18.00 Taxes: $895.40

20180604-0053183

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-VRES-18-1506

IN WITNESS WHEREOF, Grantor has executed this instrument on the 31st day of May, 2018.

Daniel B. Owen

Vanessa D. Owen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Daniel B. Owen and Vanessa D. Owen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of May, 2018.

GEORGE E. MOOTER, 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. 236 on the Plan of Pinnacle Point Subdivision Phase Five, as of record in Plat Book 8250, page 842 as amended in Book 11114, page 958, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description. Book 10890, Page 215, and in

Being the same property conveyed to Daniel B. Owen and wife, Vanessa D. Owen by deed dated August 15, 2005 from T.F. Homes, LLC of record in Instrument No. 20050816-0096954, as re-recorded in Instrument No. 20051209-0148083, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2018, which have been prorated and assumed by Grantee. Map and Parcel No. 135 14 0 A 236 00CO.
2. Declaration of Covenants, Conditions and Restrictions for Pinnacle Point of record in Book 6405, page 169, amended in Book 7032, page 733, Book 7065, page 959, Book 7067, page 739, Book 10097, page 390, Instrument No. 20010504-0046047 and Instrument No. 20010504-0046048, Register's Office for Davidson County, Tennessee.
3. Dedication of common area to Pinnacle Point Homeowner's Association of record in Book 7032, page 730, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 8250, page 842, as amended in Book 11114, page 958, Register's Office for Davidson County, Tennessee.
5. Easement granted to South Central Bell Telephone Co. of record in Book 6803, page 287, Register's Office for Davidson County, Tennessee.
6. Easement for sanitary sewer of record in Book 6825, page 683, Register's Office for Davidson County, Tennessee.
7. Deeds of Conveyance to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 7097, page 158, and Book 11201, pages 733 and 757, Register's Office for Davidson County, Tennessee.
8. Easement for water main of record in Book 11201, page 733, Register's Office for Davidson County, Tennessee.
9. Storm water detention agreement of record in Book 10752, page 463, Register's Office for Davidson County, Tennessee.