This instrument was prepared by:
Please record and return to:
Freedom Title Services, LLC
116 Center Ct
Clarksville, TN 37040
(931) 647-0677 phone
(931) 647-0678 fax

Bill Garrett Davidson County
Batch# 122440 DEEDWARR
07/30/2018 03:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,961.00
20180730-0074312

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **OWN HOME, LLC**, HEREINAFTER CALLED GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **JERROD BETTIS,** *an unmarried man HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TN, DESCRIBED AS FOLLOWS TO-WIT:

BEING LOT NO 8, ON THE PLAN OF JONES & BRADFORD SUBDIVISION, OF RECORD IN PLAT BOOK 161, PAGE 142, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR AM ORE COMPLETE DESCRIPTION OF THE PROPERTY.

THIS BEING THE SAME PROPERTY CONVEYED UNTO OWN HOME, LLC, BY WARRANTY DEED FROM MELISSA GEITGEY AND OSCAR FERNANDEZ PRAT, WIFE AND HUSBAND, DATED OCTOBER 4, 2016, OF RECORD AS INSTRUMENT NO 20161013-0108463, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 1038 W GREENWOOD AVE, NASHVILLE, TN, 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantor covenants with Grantee that it is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds itself, its heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, 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.

Witness our hands this 27th day of July, 2018.

OWN HOME, LLC

BY: _____
SYD HEDRICK, AUTHORIZED AGENT

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared SYD HEDRICK, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Authorized Agent (or other officer authorized to execute the instrument) for OWN HOME, LLC, the within named bargainor, a LIMITED LIABILITY COMPANY, and that such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing his name as Authorized Agent of OWN HOME, LLC.

DONE at offices in Clarksville, TN, on this the 27th day of July, 2018.

_____
NOTARY PUBLIC
My commission expires: 1/12/21

KATHERINE R. ROBERTS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF MONTGOMERY

STATE OF Tennessee
COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is $530,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 27th day of July, 2018.

_____
NOTARY PUBLIC
My commission expires: 3/13/22

PAMELA JO SMITHSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address New Owner(s) as follows:
JERROD BETTIS
1038 W GREENWOOD AVE
NASHVILLE, TN, 37206

Send Tax Bills To:
New Owners

Map and Parcel Number(s): 083 01 0 079.00

True Copy Certification

I, Jamie Ivey, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, William S. Corley, a notary public for this county and state, Jamie Ivey, 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: 06/29/2021

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY