WARRANTY DEED

Bill Garrett Davidson County
Batch# 124613 **DEEDWARR**
08/03/2018 03:53:59 PM 2 pgs
Fees: $13.00 Taxes: $1,248.38

20180803-0076585

G-P-18-940

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $337,400.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Paul Peters and Brandy Peters	**SWBC Mortgage Corp.**	
(NAME)	(NAME)	**118-05-0A-053.00-CO**
940 Gale Lane #151	**9311 San Pedro Ave., Ste. 100**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	**San Antonio, TX 78216**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **HEATH Y. OWEN, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PAUL PETERS AND BRANDY PETERS, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, Being a Lot designated as Building 8, Unit B, and further identified as Parcel Number 53, on the Property Tax Map Number 118-05-0A, as shown on the revised Plan of St. Martin Square, now known as 12 South Towers, a Planned Unit Development of record in Plat Book 4460, Page 186, as amended in Instrument No. 20031107-0163683, in the Register's Office for Davidson County, Tennessee to which plan reference is made for a complete description and location of said lot.

Being the same property conveyed to Heath Y. Owen, an unmarried person by Warranty deed from Elena Jean Daniell, a married person of record in Instrument No. 20060501-0049653 Register's Office for Davidson County, Tennessee, dated April 28, 2006 and recorded on May 01, 2006.

Heath Y. Owen having since married. Cara Owen joins in the execution of this Warranty Deed to convey any and all marital interest she may have to said property.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4460, Page 186, amended in Instrument No. 20031107-0163683, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 4611, Page 682, as amended in Book 4710, Page 244 and Instrument Number 20031107-0163683, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 4611, Page 692, amended in Instrument Number 19991230-0308948, in the Register's Office for Davidson County, Tennessee.
- Charter for 12 South Towers Homeowners Association of record in Book 4611, Page 674, amended in Book 4711, Page 48 and Instrument Number 20031107-0163682, in the Register's Office for Davidson County, Tennessee.
- Deed of Common Areas to St. Martin Square Association of record in Book 4710, Page 602, in the Register's Office for Davidson County, Tennessee.
- Articles of Merger of record in Instrument Number 20031022-0156304, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20060501-0049653 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **940 Gale Lane #151, Nashville, Tennessee 37204**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 31st DAY OF JULY, 2018.

Heath Y. Owen

Cara Owen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HEATH Y. OWEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of July, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CARA OWEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of July, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212