WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 144425 DEEDWARR
09/24/2018 11:33:32 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20180924-0094365

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 5-17-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
The Christian and Jennifer Chamness Trust dated January 18, 2013	The Christian and Jennifer Chamness Trust dated January 18, 2013	07413000300
(NAME)	(NAME)	
2010 Stones River Road	23480 Lakeview Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Tehachapi, CA 93561	
(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 considerations, the receipt of which is hereby acknowledged, we **James A. Owen and Alice Crittenden Leedy, as tenants by the entirety**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Christian Chamness and Jennifer Chamness Co-Trustees of The Christian and Jennifer Chamness Trust dated January 18, 2013**, hereinafter called the GRANTEE(S), their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a tract of land in the 15th Councilmanic District, formerly the 3rd Civil District of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron rod located on the easterly line of a 20 foot road easement of record in Book 1878, pages 164-165, said iron rod being the northwesterly corner of the herein described property; thence North 73 degrees 52 minutes 44 seconds East, 112.15 feet to a point on the westerly bank of the Cumberland River; thence along said river bank South 47 degrees 43 minutes 39 seconds East; 158.00 feet to a point; thence along said river bank South 56 degrees 49 minutes 42 seconds East, 119.30 feet to a point, said point being the southeastern corner of the herein described property and being the northeasterly corner of the property of the Metropolitan Government of record in Book 445433, said Register's Office; thence leaving the river bank, South 47 degrees 05 minutes 49 seconds West, 30.32 feet to a witness iron pin; thence with the same line, South 47 degrees 05 minutes 49 seconds West, 206.68 feet to an iron pipe, being the southwestern corner of the herein described property; thence North 33 degrees 43 minutes 28 seconds West, 193.02 feet to an iron rod, said rod being on the easterly line of the previously mentioned 20 foot road easement of record in Book 1878, pages 164-165, said Register's Office; thence with said easement line North 17 degrees 12 minutes 30 seconds West, 147.83 feet to an iron rod, being the point of beginning, said property containing 1.229 acres, more or less.

Being the same property conveyed to James A. Owen and Alice Crittended Leedy, as tenants by the entirety by Quitclaim Deed from James A. Owen, dated 11/09/2017, of record in Instrument 20171109-0115691, Register's Office for Davidson County, Tennessee. Being the same property previously conveyed to James A. Owen by Quitclaim Deed from Kathy D. Owen, dated 04/20/2004, of record in Instrument 20040429-0048767, Register's

Office for Davidson County, Tennessee. Being the same property conveyed to James A. Owen and wife, Kathy D. Owen by Warranty Deed from Linda G. Dragotto and husband, Philip S. Dragotto, dated 08/29/1994, of record in Book 9451, Page 97, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2010 Stones River Road, Nashville, TN 37214

(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 GRANTEE(S), his/her/their 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), his/her/their 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 21st day of September, 2018.

James A. Owen

Alice Crittenden Leedy

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James A. Owen and Alice Crittenden Leedy the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 21st day of September, 2018.

Notary Public:
My Commission Expires: 5.17.21

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122