Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
Suite 290
Brentwood, TN 37027
B18-1760

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $407,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd day of October, 2018

Notary Public

Commission Expires: 1/19/22

TAYLOR GRILLS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 1/19/2022
COUNTY OF WILLIAMSON

Karen Y Johnson Davidson County
Batch# 150264 DEEDWARR
10/09/2018 03:09:06 PM 2 pgs
Fees: $13.00 Taxes: $1,505.90
20181009-0100229

Address of New Owner	Send Tax Bills To:	Map & Parcel
Austin Tyler Reed and Julia Carruthers-Thorne 1031 Morton Mill Road Nashville, TN 37221	Ameris Bank 1800 Parkway Place 820 Marietta, GA 30067	141-12-0E-032.00-C

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, WE,

Jordan Owen and Katherine Owen, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Austin Tyler Reed and Julia Carruthers-Thorne

HEREINAFTER CALLED THE GRANTEES, 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. 25 on the Plan of Harpeth Crest Subdivision (Formerly Max Vinson Property) of record in Plat at Instrument No. 20020403-0040556, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jordan Owen and Katherine Owen, husband and wife by Warranty deed from Matthew Smith and Keeli, fka Keeli Collins, husband and wife of record in Instrument No. 20160407-0033593 Register's Office for Davidson County, Tennessee, dated April 04, 2016 and recorded on April 07, 2016. (Value of consideration shown in aforementioned deed $357,000.00.) Being also known as 1031 Morton Mill Road Nashville, Tennessee 37221.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1031 Morton Mill Road, Nashville, TN 37221

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 so 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. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 2nd day of October, 2018.

Jordan Owen

Katherine Owen

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jordan Owen and Katherine 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 and official seal at Brentwood, Tennessee this 2nd day of October, 2018.

Notary Public
My Commission Expires: 1/19/22

(Notary Seal)

