Karen Y Johnson Davidson County
Batch# 153754 DEEDWARR
10/24/2018 11:36:31 AM 2 pgs
Fees: $13.00 Taxes: $665.63
20181024-0105390

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,900.00 179,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF October, 2018.

NOTARY PUBLIC:

MY COMMISSION EXPIRES: 03-10-19
(AFFIX SEAL)

PIPER L. WEAVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 108
Samuel Owens, Jr. 1108 Waggoner Court West Nashville, Tennessee 37214	new owners	GROUP 03 0 PARCEL 181

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,

Trilce Zavala, married

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Samuel Owens, Jr. and Rebecca Owens, husband and wife

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:

Being Lot No. 135-B i n Zero Lot Division, Section 6, Patio Villa, as of record in Book 6250, Page 570 and 571*, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Trilce Zavala, unmarried by deed from Benjamin R. Cartwright and Elizabeth A. Cartwright dated December 4, 2009 and recorded in Instrument No. 20091215-0114267 said Register's Office.

This conveyance is made subject to the following:

1) 2019 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

*amending Book 6250, Page 409

This is improved property known as **1108 Waggoner Court West, Nashville, Tennessee 37214.**

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 do 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 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 hand and official seal at office this 22nd day of October, 2018.

Trilce Zavala

Trilce Zavala, n/k/a Trilce Zavala Maddle, being one in the same person.
KENNETH SCOTT MADDLE JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY RIGHT, TITLE, AND INTEREST IN AND TO SAID PROPERTY WHICH HE MAY HAVE MARITAL OR OTHERWISE.

Trilce Zavala,n/k/a Trilce Zavala Maddle, being one in the same person.

KENNETH SCOTT MADDLE JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY RIGHT, TITLE, AND INTEREST IN AND TO SAID PROPERTY WHICH HE MAY HAVE MARITAL OR OTHERWISE.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Trilce Zavala,n/k/a Trilce Zavala Maddle, and Kenneth Scott Maddle with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she(they) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of October, 2018.

NOTARY PUBLIC

My Commission Expires: 03-10-19

PIPER L. NIEMANN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0-BR-18-1108