(1) Return to: BRIDGEHOUSE TITLE
342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37067

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 154031 DEEDWARR
10/25/2018 10:42:09 AM 2 pgs
Fees: $13.00 Taxes: $589.22

20181025-0105794

O-BR-18-1119

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,250.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3-23-2019
(AFFIX SEAL)

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)
Charlie Earnest Martin, II	Citizens Bank, N.A.	
(NAME)	(NAME)	**052-13-0B-073.00-CO**
1119 Alandee St.	6100 Towe Circle, Ste. 600	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Franklin, TN 37067	
(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, **SAMUEL OWENS, JR. AND REBECCA OWENS, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHARLIE EARNEST MARTIN, II, A SINGLE MAN,** 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:

Being a certain tract or parcel of land in Davidson County, Tennessee, being Lot No. 116 of Phase II-C, Section 3, River Glen, Planned Unit Development, as shown on plan of record in Book 9700, page 19, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Samuel Owens, Jr., and Rebecca Owens, as joint tenants by Quitclaim deed from Samuel F. Owens, a/k/a Samuel Owens, Jr. of record in Instrument No. 20170516-0048346 Register's Office for Davidson County, Tennessee, dated May 12, 2017 and recorded on May 16, 2017.

This conveyance is subject to:
- Taxes for the year 2019 and thereafter, not yet due and payable;
- All matters appearing on the Plan of record in Book 9700, pages 18 and 19 and Instrument No. 20030319-0036614, Register's Office for Davidson County, Tennessee;
- All matters in Master Deed and Bylaws of record in Book 7566, page 571; Book 7724, page 293; Book 8258, page 687; Book 8752, page 751; Book 10630, page 495; Book 10630, page 498 and Instrument No. 20040915-0111299, Register's Office for Davidson County, Tennessee;
- Articles of Incorporation/ Charter of record in Book 8069, page 158 and Instrument No. 20020425-0051348, Register's Office for Davidson County, Tennessee;
- Easements of record in Book 3961, page 681; Book 7296, page 484; Book 11030, page 731 and Book 11201, page 708, Register's Office for Davidson County, Tennessee;
- Easement for flowage to USA of record in Book 2200, page 119, Register's Office for Davidson County, Tennessee;
- Water and Sewer Easements of record in Book 7061, page 172; Book 7061, page 196; Book 9523, page 164 and Book 9523, page 168, Register's Office for Davidson County, Tennessee;
- Stormwater Detention Agreement of record in Instrument No. 20010816-0088874, Register's Office for Davidson County, Tennessee;
- Conveyance of Common Areas of record in Instrument No. 20020503-0054718, Register's Office for Davidson County, Tennessee;
- Resolution of record in Instrument No. 20040915-0111301, Register's Office for Davidson County, Tennessee;
- Flowage Easement of record in Book 2200, page 119, Register's Office for Davidson County, Tennessee;

- 20 foot Roadway Easement to the United States of America of record in Book 186, Page 559, in the Register's Office for Davidson County, Tennessee;
- Easement for Beach Use reserved in Deed of record in Book 674, Page 687, in the Register's Office for Davidson County, Tennessee;
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel;
- Subject to rights of others in and to the common areas and/or elements;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1119 Alandee St., 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 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 22nd DAY OF OCTOBER, 2018.

Samuel Owens, Jr.

Rebecca Owens

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SAMUEL OWENS, JR., 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 22nd October, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, REBECCA OWENS, 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 22nd of October, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212