Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr. Ste 290
Brentwood, TN 37027
B18-2107

Karen Y Johnson Davidson County
Batch# 154072 **DEEDWARR**
10/25/2018 12:06:05 PM 2 pgs
Fees: $13.00 Taxes: $1,759.35

20181025-0105850

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd day of October, 2018

Notary Public

Commission Expires: 12/15/21

Address of New Owner	Send Tax Bills To:	Map & Parcel
Steve F. Farella and Susan J. Farella 409 Caledonian Court Nashville, TN 37211	Movement Mortgage, LLC 8024 Calvin Hall Road Indian Land, SC 29707	172-10-0B-122.00-CO

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, I/WE,

Heath Y. Owen and Cara Hudson Owen, fka Cara M. Hudson, husband and wife

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

Steve F. Farella and Susan J. Farella, 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:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Final Plat Christiansted Valley, Phase Three, Cluster Lot Subdivision of record in Plat at Instrument No. 20060316-0030458, 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 Heath Y. Owen, an unmarried man and Cara M. Hudson, an unmarried woman, as joint tenants with right of survivorship by Warranty deed from Turnberry Homes, L.L.C., a Tennessee Limited Liability Company of record in Instrument No. 20080416-0038302 Register's Office for Davidson County, Tennessee, dated April 15, 2008 and recorded on April 16, 2008.

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: 409 Caledonian Court, Nashville, TN 37211

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 22nd day of October, 2018.

Heath Y. Owen

Cara Hudson Owen

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Heath Y. Owen and Cara Hudson 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 22nd day of October, 2018

Notary Public
My Commission Expires: 1-13-20

(Notary Seal)

