NEW OWNER:
Greg Owens
1110 Cahal Avenue
Nashville, TN 37206

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 18-671

MAP & PARCEL
072-14-0D-004.00-C

Space for Recorder's Stamp

Karen Y Johnson Davidson County
Batch# 172693 DEEDWARR
12/11/2018 02:32:30 PM 4 pgs
Fees: $23.00 Taxes: $1,494.80
20181211-0120628

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **FOUR HUNDRED FOUR THOUSAND AND 00/100 DOLLARS ($404,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **CAROLINE CLARK AND BRANDON CLARK, WIFE AND HUSBAND** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **TASIA PYBURN AND GREG OWENS, WIFE AND HUSBAND** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. C, as established in Declaration of Covenants, Conditions and Restrictions for Cottages at Cahal, a Horizontal Property Regime with Private Elements of record at Instrument No. 20131204-0123410, as amended in Instrument No. 20131218-0127941 and Instrument No 20150128-008125, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Brandon Clark and Caroline Elliott, as tenants in common with rights of survivorship by Warranty deed from Chesnut Enterprises, LLC of record in Instrument No. 20150319-0023816 Register's Office for Davidson County, Tennessee, dated March 18, 2015 and recorded on March 19, 2015.

Caroline Elliott and Caroline Clark are one in the same.

Being also known as 1110 Cahal Avenue Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 30th day of **November, 2018**.

Caroline Clark

Brandon Clark

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Caroline Clark and Brandon Clark, wife and husband, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of **November,2018**.

NOTARY PUBLIC

My commission expires: 5-24-21

****

The actual consideration or value, whichever is greater, for this transfer is $ **404,000.00**.

AFFIANT

Sworn to and subscribed to before me this 30th day ~~of~~ **November, 2018**.

NOTARY PUBLIC

My commission expires: 5-24-21

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Tennessee Certification of Electronic Document

I, Todd A. Tressler II, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Danielle Imbaratto, a notary public for this county and
Notary's Name

state, Todd A. Tressler II, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 10-6-21

NOTARY'S SEAL

DANIELLE IMBARATTO
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).