Karen Johnson Davidson County
Batch# 204023 DEEDWARR
03/11/2019 08:22:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20190311-0021684

WARRANTY DEED

19-CD-107

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

GAIL HUDSON NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY My Commission Expires 10-6-2019

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Leslie M Collum
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF MARCH, 2019.

Gail Hudson
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc., 3326 Aspen Grove Drive, 400, Franklin, TN 37067

File No.: 19-CD-107

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
2nd Avenue Properties, LLC	2nd Avenue Properties, LLC	093 15 0 333.00
(NAME) 703 Pendragon Ct.	(NAME) 703 Pendragon Ct.	
(ADDRESS) Franklin, TN 37067	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Sixty Thousand And No/100 Dollars ($260,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JOYCE BRANDON OWENS, UNMARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO 2ND AVENUE PROPERTIES, LLC, 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. 4 on the Bercier or Pelham Addition to Nashville, Tennessee, as of record in Book 17, page 460, Register's Office for said County.

Said Lot No. 4 fronts 36 feet on the Easterly side of 2nd Avenue South, formerly Market Street, and runs back between parallel lines 190 feet to an alley.

Being the same property conveyed to Myles Owens III and wife, Joyce Brandon Owens, by Quitclaim Deed, from C.B. Howse and wife, Madolyn O. Howse, dated October 1, 1974, recorded November 13, 1974, of record in Book 4867, page 915, Register's Office for Davidson County, Tennessee. Myles Owens III having since died on November 27, 2018, and property now vested in Joyce Brandon Owens as surviving tenant by the entirety.

unimproved ☐
This is improved ☒ property, known as 1050 2nd Avenue South, Nashville, TN 37210
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 7th day of March, 2019.

Joyce Brandon Owens

Joyce Brandon Owens

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 7th day of March, 2019, before me personally appeared Joyce Brandon Owens to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Williamson County, Tennessee this 7th day of March, 2019.

Commission Expires: _____

Gail Hudson

Notary Public

GAIL HUDSON
STATE
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-30-2019

True Copy Certification

I, **Susan Jackson,** do hereby make oath that I am a licensed attorney and/or the 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.

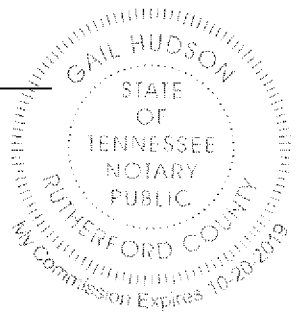
Signature

State of Tennessee

County of Williamson

Personally appeared before me, **Gail Hudson,** a notary public for this county and state, **Susan Jackson** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature



My Commission Expires: _____

Notary' Seal (if on paper)