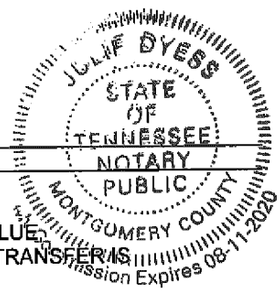
# WARRANTY DEED




Karen Johnson Davidson County
Batch# 210543 DEEDWARR
03/27/2019 03:10:30 PM 3 pgs
Fees: $18.00 Taxes: $926.85
20190327-0027771

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$$250,500.00 Debra Poe
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
26th DAY OF March 2019
NOTARY PUBLIC: Julie Dyess
MY COMMISSION EXPIRES: 8/11/20
(AFFIX SEAL)

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

| ADDRESS NEW OWNER: | SEND TAX BILL TO: | MAP 108 |
|---|---|---|
| Benjamin G. Owen | CMG Mortgage Inc | GROUP 04 0A |
| 2820 Blackwood Drive | 3160 Crow Canyon Road Ste 400 | PARCEL 029.00 |
| Nashville, Tennessee 37214 | San Ramon, California 94583 | |

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,

**Carmencita R. Espada, an unmarried woman**

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

**Benjamin G. Owen, unmarried**

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. 79 on the Plan of Section Two, Villages of Larchwood, of record in Plat Book 7900, Page 326, 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 Carmencita R. Espada, an unmarried woman, by Warranty Deed from Jessica Deiters, dated March 10, 2003 as of record in Instrument Number 20030313-0033905, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

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

This is improved property known as **2820 Blackwood Drive, Nashville, Tennessee 37214.**
Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 26th day of March, 2019.

Carmencita R. Espada
Carmencita R. Espada

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Carmencita R. Espada, 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 26th day of March, 2019.

NOTARY PUBLIC

My Commission Expires: January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Realty Title and Escrow Co., Inc.
5111 Maryland Way, Ste 101
Brentwood, TN 37027

02-1901-50604

Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

# True Copy Certification

I, Nicki Rushing, 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, Julie Dyess, a notary public for this county and state, Nicki Rushing, 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: 8/11/2020

{Notary' Seal}

