Karen Johnson Davidson County
Batch# 213766 DEEDWARR
04/04/2019 08:43:30 AM 4 pgs
Fees: $23.00 Taxes: $8,695.00
20190404-0030631

#34691

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34691-03-2019**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $2,350,000.00. Affiant Subscribed and sworn to before me this 3rd day of April, 2019. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

WARRANTY DEED

Address New Owner: Jeffrey Carl Owen, Meghan Montgomery Owen 828 Belle Meade Boulevard Nashville, TN 37205	**Send Tax Bills To:** NEW OWNER 828 Belle Meade Boulevard Nashville, TN 37205	**Tax Information:** Map and Parcel No.: 130 06 0 071 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Karen D. McKean, Trustee of the Scott & Karen McKean Living Trust, established by the Revocable Trust Agreement of Scott H. McKean and Karen D. McKean dated October 29, 2016, as amended and restated from time to time**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeffery Carl Owen and Meghan Montgomery Owen, husband and wife** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 828 Belle Meade Boulevard, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 3rd day of April, 2019.

Karen D. McKean, Trustee of the Scott & Karen McKean Living Trust, established by the Revocable Trust Agreement of Scott H. McKean and Karen D. McKean dated October 29, 2016, as amended and restated from time to time

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Karen D. McKean, Trustee of the Scott & Karen McKean Living Trust, established by the Revocable Trust Agreement of Scott H. McKean and Karen D. McKean dated October 29, 2016, as amended and restated from time to time, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of April, 2019.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

Notary Public

My Commission Expires:

EXHIBIT "A"

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being the southerly 200 feet of Lot No. 6 on the Plat showing the resubdivision of Lot Nos. 6, 7, 16, 17, 26, 27 and 32 of Block "C" and a strip 139-1/2 feet wide off of the north part of Block "D" of Belle Meade, as of record in Book 421, page 96, Register's Office for said County.

Said part of Lot No. 6 fronts 200 feet on the easterly side of Belle Meade Boulevard and runs back between parallel lines, with the northerly margin of Forsythe Place, 250 feet to the westerly line of Lot No. 7.

Being the same property conveyed to Scott H. McKean and wife Karen D. McKean by deed dated September 28, 1992 from Samuel S. Riven and wife, Natalie J. Riven of record in Book 8741, page 706, Register's Office for Davidson County, Tennessee. Being further conveyed to Scott H. McKean and wife, Karen D. McKean in order to create a tenancy in common by Quitclaim Deed from Michael D. Sontag, dated September 23, 1998 of record in Book 11202, page 890. By Quitclaim Deed dated October 29, 2016 of record in Instrument No. 20161103-0116561, Register's Office for Davidson County, Tennessee, Scott H. McKean and wife, Karen D. McKean conveyed subject property to Scott H. McKean and/or Karen D. McKean, Trustees of the Scott & Karen McKean Living Trust, established by the Revocable Trust Agreement of Scott H. McKean and Karen D. McKean dated October 29, 2016, as amended and restated from time to time. Scott H. McKean having since died on January 17, 2019.

This conveyance is made subject to:

1. State and County taxes for the year 2019, which have been prorated and assumed by Grantee. Map and Parcel No. 130 06 0 071 00.
2. Belle Meade City taxes for the year 2019, which have been prorated and assumed by Grantee. Map and Parcel No.: 130 06 0 071 00.
3. All matters appearing on the Plan of record as Book 421, page 96, Register's Office for Davidson County, Tennessee.
4. Easement for sanitary sewer of record in Book 5787, page 370, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, GEORGE E. MUDTER JR., 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.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L THOMAS, a notary public for this county and state, GEORGE E. MUDTER JR., 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: October 7, 2019
Notary Seal:

