Karen Johnson Davidson County
Batch# 214128 DEEDWARR
04/04/2019 12:41:30 PM 2 pgs
Fees: $13.00 Taxes: $1,102.23
20190404-0030800

WARRANTY DEED

Anne Marie Angel
State of Tennessee
Notary Public
Davidson County

G-BL-19-4245

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $297,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: 3/8/2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Donald Fredrick Hale, III	Citizens Bank N.A	
(NAME)	(NAME)	**075-11-0A-111.00-CO**
4245 Rachel Donelson Pass	6100 Tower Circle, Suite 600 TN F100	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KELLY OWENS AND MARNE OWENS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DONALD FREDRICK HALE, III, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 121 on the Plan of First Revision, Phase Four-A, Heritage Meadows of record in Plat at Instrument No. 20020123-0009310, 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 Kelly Owens and Marne Owens by Warranty deed from Victoria L. Madden of record in Instrument No. 20160601-0054734 Register's Office for Davidson County, Tennessee, dated May 27, 2016 and recorded on June 01, 2016.

This conveyance is subject to:
- Taxes for the year 2019, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20020123-0009310, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10337, Page 102, Register's Office for Davidson County, Tennessee.
- Declaration of Annexation in Instrument 200206240075432, Register's Office for Davidson County, Tennessee.
- Easement to BellSouth Telecommunications in Book 10613, page 652, Register's Office for Davidson County, Tennessee.
- Charter of HOA in Book 1114, page 771, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement in Instrument 200311060163196, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for Open Space in Instrument Number 200901150003847, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4245 Rachel Donelson Pass, Hermitage, Tennessee 37076**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 2nd DAY OF APRIL, 2019.

Kelly Owens by Kate Nyquist, Attorney in Fact
Kelly Owens by Kate Nyquist,
Attorney in Fact

Marne Owens by Kate Nyquist, Attorney in Fact
Marne Owens by Kate Nyquist,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kate Nyquist, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of KELLY OWENS AND MARNE OWENS, and who acknowledged he/she/they executed the same as the free act and deed of the said KELLY OWENS AND MARNE OWENS.

Witness my hand and official seal, this the 2nd of April, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05.02.2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Penny Y. Ray, 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.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019