Karen Johnson Davidson County
Batch# 220128 DEEDWARR
04/22/2019 11:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,069.30
20190422-0036391

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$$289,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
~~18th~~ DAY OF April,2019.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: OCT 2 0 2020
(AFFIX SEAL)

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

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

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 083
Joshua M. Witt	Acopia, LLC ATIMA/ISAOA	GROUP 07 0
801 Washington Avenue	306 Northcreek Blvd., Ste 100	PARCEL 083.00
Nashville, Tennessee 37206	Goodlettsville, Tennessee 37072	

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,

Joe Max Owens, unmarried

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

Joshua Michael Witt and Rachel Kristine Witt, husband and wife
and
Annette Marie Witt and Cullen Witt, wife and husband

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:

LAND in Davidson County, Tennessee, being Lot No. 44 in the Subdivision of Robert E. Powers' Lands, in the Old 18th District of Davidson County, Tennessee, a plan of which is of record in Book 421, Page 56, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joe Max Owens by Warranty Deed from Mickey G. Morris and wife, Michele Lynn Morris, dated September 6, 2018 and filed of record in Instrument No. 20180910-0089452, in the 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 **801 Washington Avenue, Nashville, Tennessee 37206**.
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 18th day of April, 2019.

Joe Max Owens

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Joe Max Owens, 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 18th day of April, 2019.

NOTARY PUBLIC

My Commission Expires: January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Signature Title Services, LLC
1517 Hunt Club Blvd., Ste 100
Gallatin, TN 37066
615-724-6968

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

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020

Notary's Seal (if on paper)

