WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: 2/6/20

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

O-VRES-19-933

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)
Julie Owens	Julie Owens	
(NAME) **487 Junia Court**	(NAME) 487 Junia Ct.	**108-04-0-152.00**
(ADDRESS) **Powell, OH 43065**	(ADDRESS) Powell, OH 43065	
(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, **PATRICIA O. PRICE, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JULIE OWENS, A SINGLE WOMAN,** 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. 340 on the Plan of Larchwood, Section 6 of record in Plat Book 6250, Page 235, 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 William L. Price and wife, Patricia O. Price by Warranty deed from Joseph R. Crum and wife, Jennifer K. Crum of record in Instrument No. 20000426-0041391 Register's Office for Davidson County, Tennessee, dated April 11, 2000 and recorded on April 26, 2000. The said William L. Price having since died on December 31, 2017.

This conveyance is subject to:
- Taxes for the year 2019 and thereafter not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page 235, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6452, Page 163, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **933 Norwalk Dr., Nashville, Tennessee 37214**.

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.

Karen Johnson Davidson County
Batch# 221294 **DEEDWARR**
04/24/2019 08:58:58 AM 2 pgs
Fees: $13.00 Taxes: $858.40

20190424-0037463

18th pof

Witness my/our hand(s) this the ~~22nd~~ DAY OF APRIL, 2019.

Patricia O. Price

Patricia O. Price

STATE OF NC
COUNTY OF orange

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATRICIA O. PRICE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

18th KCZ

Witness my hand and official seal, this the 22nd of April, 2019.

Krissten C. Zimmerman

Notary Public
My Commission Expires: April 27, 2020
(SEAL)

KRISSTEN C ZIMMERMAN
Notary Public
Wake Co., North Carolina
My Commission Expires April 27, 2020

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