Karen Johnson Davidson County
Batch# 245713 DEEDWARR
06/19/2019 02:27:04 PM 2 pgs
Fees: $13.00 Taxes: $6,567.50

20190619-0059118

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$1,775,000.00**.

Affiant

Subscribed and sworn to before me, this the 18th day of June, 2019.

Notary Public

My commission expires:
(AFFIX SEAL)

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-25-2022

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Franklin J. Drummond	First TN Bank National Association	**130-15-0-013.00**
4340 Beekman Drive	165 Madison Ave.	
Nashville, TN 37215	Memphis, TN 38103	

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,

Jeffrey Carl Owen and wife, Meghan M. Owen

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Franklin J. Drummond

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, TN, being Lot No. 4 on the Plan of Chickering Hills, Section 1, as of record in Book 2331, Page 8, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 180 feet on the northerly side of Beekman Drive and extends back 353.7 feet on the westerly line and 406.3 feet on the easterly line to a dead line, measuring 307 feet thereon.

Being the same property conveyed to JEFFREY CARL OWEN AND WIFE, MEGHAN M. OWEN, by deed from ANDREW H. MIZELL, III, of record in Instrument No. 20040510-0053084, dated April 30, 2004, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as **4340 Beekman Drive, Nashville, TN 37215**.

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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/our hand(s) this 18th day of June, 2019.

Jeffrey Carl Owen

Meghan M. Owen

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Jeffrey Carl Owen and Meghan M. Owen**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **18th** day of **June, 2019.**

Notary Public

My Commission Expires: 10.5.2020

