Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Name and Address of New Owner:
Tiffany Gassett
345 Oakview Dr
Nashville, TN 37207
Send Tax Bills To:
Tiffany Gassett
345 Oakview Dr
Nashville, TN 37207
This Instrument Prepared By:
Melody Weathers
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 050-16-0-00500

Karen Johnson Davidson County
Batch# 251069 DEEDWARR
07/01/2019 02:28:44 PM 2 pgs
Fees: $13.00 Taxes: $810.30
20190701-0063834

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Rena Jeannette Owens and Michael Ferrell Owens, wife and husband**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Tiffany Gassett,** a single woman "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Lot No. 61 on the Plan of Skyview, as of record in Book 2331, Page 54 and 55, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Carl S. Butts, unmarried by Warranty Deed from Dora Scott Fuqua, unmarried, recorded on December 29, 1995, and of record in Book 9903, Page 991, Register's Office for Davidson County, Tennessee.
Carl S. Butts passed away testate (see non-probated Will in Instrument No. 20020415-0046486) on May 9, 1998, of record in Certificate of Death, issued on March 25, 2002, of record in No. 9802304, Metropolitan Government of Nashville & Davidson County, Office of Vital Records, unmarried at the time of his death. Rena Jeannette Owens is his sole heir-at-law admitted by Affidavit of Heirship, of record in Instrument No. 20021028-0131622, Register's Office for Davidson County, Tennessee.

This is improved property known as 345 Oakview Drive, Nashville, TN 37207.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 14th day of June, 2019.

(SEAL)
Rena Jeannette Owens

(SEAL)
Michael Ferrell Owens

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of June, 2019, before me personally appeared Rena Jeannette Owens and Michael Ferrell Owens, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

JOHN ALFRED BELL, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

Witness my hand, at office, this 14th day of June, 2019.

Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $219,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
14th day of June, 2019.

Notary Public
My commission expires:
File No. 2019-296

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES
DECEMBER 15, 2021