THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190520893**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $859,999.00. Affiant Subscribed and sworn to before me, this 28th day of June, 2019. Notary Public My Commission Expires: 2/27/2021

DANA WARSOP
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 251276 DEEDWARR
07/02/2019 08:22:30 AM 3 pgs
Fees: $18.00 Taxes: $3,182.00
20190702-0064126

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Timmy May 2116 Golf Club Ln Nashville TN 37215	New Owner	Tax Parcel ID No. 117-07-0A-165.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William B. Owen and wife, Jean Marie L. Owen,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Timmy May, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 165 on the Plan of Gloucester Square of record in Plat Book 4460, Page 50, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 165 fronts 109.16 feet on the Northwesterly side of Hillsboro Road and extends back 106.04 feet on the Northerly line and 139.60 feet on the Southwesterly line, to the curving Southeasterly margin of an 18.0-foot wide access easement, such curve having a chord length of 33.86 feet.

Being the same property conveyed to William B. Owen and wife, Jean Marie L. Owen by Warranty deed from Merida B. Oman, a widow of record in Book 5154, page 201, Register's Office for Davidson County, Tennessee, dated June 02, 1977 and recorded on June 02, 1977.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2019, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 4460, Page 50, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 4518, Page 217, Book 4553, Page 766, Book 5915, Page 274, Instrument No. 20110412-0028198, as amended in Instrument Number 20110517-0037597 and Instrument No. 20150414-0032622, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national

RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 450999

origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

By-Laws of record in Book 4579, Page 86, Book 4685, Page 177, Instrument Number 20110412-0028197 and Instrument No. 20120626-0055964, in the Register's Office for Davidson County, Tennessee.

Charter of Gloucester Square Cooperative Corporation of record in Book 4548, Page 729, in the Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 2116 Golf Club Ln Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of June, 2019.

William B. Owen

Jean Marie L. Owen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William B. Owen and Jean Marie L. Owen, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of June, 2019.

Notary Public

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

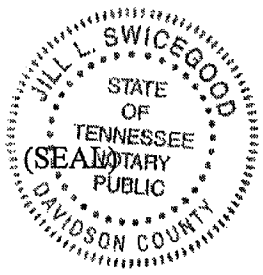
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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