Karen Johnson Davidson County
Batch# 257177 DEEDWARR
07/15/2019 02:25:30 PM 3 pgs
Fees: $18.00 Taxes: $647.50
20190715-0069019

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $175,000.00.

Affiant

Subscribed and sworn to before me this 12th day of July, 2019.

Notary Public
My Commission Expires: March 21, 2023

STEPHANIE COLEMAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

2019-104

Address of New Owner:	Send Tax Bills to:	Tax Information:
~~Shane~~ Nicholas Ownby and Ashley Ownby	New Owners	
456 Huntington Ridge Drive		161-11-0A-201.00-CO
Nashville, TN, 37211		

WARRANTY DEED

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

Austin J. McFall, a single man,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Nicholas Ownby and Ashley Ownby, husband and wife,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Unit No. 201, on the plan of Huntington Ridge Townhouses, as shown on plat of record in Plat Book 4675, Page 9, Register's Of\u64257?ce for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Austin J. McFall, a single man by Warranty deed from Anthony P. Jones of record in Instrument No. 20150610-0054597 Register's Office for Davidson County, Tennessee, dated May 28, 2015 and recorded on June 10, 2015.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **456 Huntington Ridge Drive, Nashville, TN 37211.**

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.

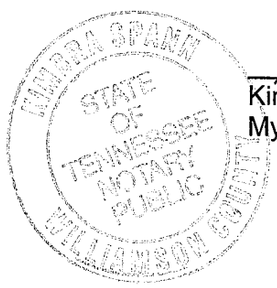
Witness my hand this 12th day of July, 2019.

Austin J. McFall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Austin J. McFall, with whom I am personally acquainted (or 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 and official seal at Nashville, Tennessee, this 12th day of July, 2019.



Kimbra Spann - Notary Public
My Commission Expires: 2/20/2023

CERTIFICATE OF AUTHENTICITY

I, Sean Huddleston, 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 to law.

Sean Huddleston

State of Tennessee

County of Davidson

Personally appeared before me, Katrina Hoff, a notary public for this county and state, Sean Huddleston 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: 03-08-2021

Notary's Seal: