WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

Y-VRES-19-814

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $216,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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

Karen Johnson Davidson County
Batch# 265342 **DEEDWARR**
08/01/2019 03:40:31 PM 2 pgs
Fees: $13.00 Taxes: $799.20

20190801-0076264

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Antwion Holmes-Dodson and Billy Dodson	SWBC MORTGAGE	
(NAME)	(NAME)	**051-14-0-072.00**
814 Kinsington Drive	9311 SAN PEDRO #100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	SAN ANTONIO, TX 78216	
(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, **LINDA F. OWINGS, MARRIED AND EMILY M OWINGS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANTWION HOLMES-DODSON AND BILLY DODSON,*** 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:

* SPOUSES MARRIED TO EACH OTHER

Land in Davidson County, Tennessee, being Lot No. 4A on the Plan of Zone Lot Division Lots 1 through 5 Kinsington Chase of record in Plat Book 6200, Page 229, amending Book 5200, Page 663, in the Register's Office for Davidson County, Tennessee and more particularly described as follows:

Beginning at a point in the right-of-way of Kinsington Drive, said point being the Southeast corner of said lot; thence, running along said right-of-way North 84 degrees 32 minutes 21 seconds West a distance of 50 feet; thence, North 5 degrees, 27 minutes 39 seconds East a distance of 101.58 feet to a point; thence South 83 degrees 45 minutes14 seconds East a distance of 50 feet to a point; thence, South 5 degrees 27 minutes 39 seconds West a distance of 100.89 feet to the point of beginning.

Being the same property conveyed to Linda F. Owings, married, and Emily M. Owings, unmarried, as tenants in common with right of survivorship by Quitclaim deed from Linda F. Owings, married of record in Instrument No. 20141009-0093678 Register's Office for Davidson County, Tennessee, dated October 03, 2014 and recorded on October 09, 2014.

Subject property was never Linda F. Owings primary or marital residence.

This conveyance is subject to:
- 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 6200, Page 229, correction of record in Book 6531, page 545 and Book 5200, page 663, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6296, Page 406, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **814 Kinsington Drive, Nashville, Tennessee 37216**.

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.

Witness my/our hand(s) this the 26th DAY OF JULY, 2019.

Linda F. Owings

Emily M Owings

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LINDA F. OWINGS, 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.

Witness my hand and official seal, this the 26th of July, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EMILY M OWINGS, 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.

Witness my hand and official seal, this the 26th of July, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

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