This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-19-4894

Karen Johnson Davidson County
Batch# 272108 DEEDWARR
08/15/2019 01:10:30 PM 4 pgs
Fees: $23.00 Taxes: $3,700.00
20190815-0081809

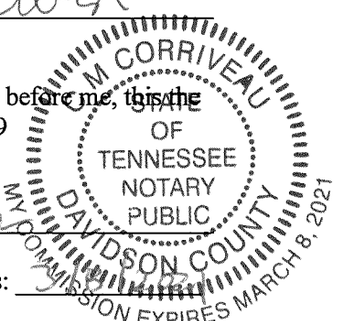
STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,000,000.00

Natalie Owen
Affiant

Subscribed and sworn to before me, this the 15th day of August, 2019

I.M. Corriveau
Notary Public
My Commission Expires: 3/8/2021



Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Natalie Owen William Owen 4311 Leland Lane Nashville TN 37204	Pinnacle Bank 4403 Elvis Presley Blvd Memphis TN 38116	132-05-0-056

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Nicolas C. Pilkington and Whitney T. Pilkington, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Natalie Owen and William Owen, wife and husband**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davison County, Tennessee, being all of Lot No. 14, Map of Glendale Park, Section I, according to survey and plat of same appearing of record in Book 1130, page 45, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Nicolas C. Pilkington and Whitney T. Pilkington, husband and wife by Warranty Deed from Justyn Baker and Stephanie Baker, husband and wife, dated March 18, 2010, recorded March 23, 2010, of record in Instrument No. 20100323-0021535, Register's Office for Davidson County, Tennessee.

This Instrument executed on behalf of Whitney T Pilkington ("Principal") by Nicolas C Pilkington pursuant to the Power of Attorney of record in Instrument Number 201908150081808, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is improved property located at: **4311 Lealand Lane, Nashville, TN 37204**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4)

all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 15th day of August, 2019.

GRANTOR:

Nicolas C. Pilkington

Whitney T. Pilkington by Nicolas C. Pilkington, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Nicolas C. Pilkington, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of August, 2019.

Notary Public
My Commission expires: 3/8/2021

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Nicolas C Pilkington the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Whitney T Pilkington ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 15th day of August, 2019.

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

Notary Public
My Commission expires: 3/8/2021

EXHIBIT "A"
TO Warranty Deed
From: Nicolas C. Pilkington and Whitney T. Pilkington
To: William Owen and Natalie Owen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant

WITNESS my hand and seal at office this 15th day of August, 2019.

Notary Public
My Commission Expires: 3/8/2021



201908150081809

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

