This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20191880 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$124,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 20th day of August, 2019. Notary Public My Commission Expires: 6-26-21

JAMES R. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Karen Johnson Davidson County
Batch# 275034 DEEDWARR
08/22/2019 09:33:12 AM 2 pgs
Fees: $13.00 Taxes: $458.80

20190822-0084379

THIS INDENTURE, made this 20th day of August, 2019, among:

OWEN VENTURES, LLC

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

CHRISTOPHER AARON FLOYD

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

A certain condominium located in Davidson County, Tennessee, being Unit No. A-6 of The Village of Grassmere formerly Oakcrest Condominiums created under Title 64, Sections 2701 et seq., as amended, Tennessee Code Annotated as shown on plat of record in Plat Book 5200, Page 413, as established under Master Deed of record in Book 5884, Page 960 and amended and restated in Book 9559, Page 939, Instrument No. 1999123-09959939, Instrument No. 20041102-0131823, Instrument No. 20060630-00786787 and further amended in Instrument No. 20070301-0025595, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Regina E. Donegan, unmarried by Warranty deed from Grassmere Development Company, LLC of record in Instrument No. 20070305-0026937 Register's Office for Davidson County, Tennessee, dated March 01, 2007 and recorded on March 05, 2007. (Value of consideration shown in aforementioned deed $107,425.00.)

Being the same property conveyed to Owen Ventures, LLC by Trustee's deed from David Mangum, Trustee of record in Instrument No. 20080606-0058340 Register's Office for Davidson County, Tennessee, dated June 06, 2008 and recorded on June 06, 2008. Being also known as 420 Elysian Fields Rd Apt A6 Nashville, Tennessee 37211.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Owen Ventures, LLC. a Tennessee Limited Liability Company

BY: _____

Danna B. Owen, Sole Member

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Danna B. Owen**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that such person is the **Sole Member** of **Owen Ventures, LLC**.

Witness my hand and official seal this 20 day of August, 2019.

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-20-2022

_____
Notary Public
My Commission Expires:_____

Owner Name & Property Address:

Name: Christopher Aaron Floyd
Address: 420 Elysian Fields Rd Apt A6
City, State, Zip: Nashville, TN 37211

Responsible Party For Taxes:

Name: Wells Fargo Bank, N.A.
Address: 4200 Park Avenue
City, State, Zip: Des Moines, IA 50321

Tax ID: 133-14-0A-006.00-CO