Karen Johnson Davidson County
Batch# 329859 DEEDWARR
12/16/2019 08:23:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20191216-0129058

WARRANTY DEED

LORI C. WARREN — STATE OF TENNESSEE NOTARY PUBLIC — WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of December, 2019

Notary Public

MY COMMISSION EXPIRES: 4.13.22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Stephen Spradlin and Kimberley D. Spradlin	Colonial National Mortgage adivision of Colonial Savings,F.A	06300023300
(NAME)	(NAME)	
1824 Neelys Bend Road	2626 WEst Freeway	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Fort Worth, TX 76102	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20193340

For and 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, Kenneth Raymond Owen and wife, Marilyn Jane Warden Owen**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Stephen Spradlin and Kimberley D. Spradlin, husband and wife**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 2, on the Final Plat of the J. H. Smith & C. C. Driver, Jr., et ux Property, which plat is of record in Book 9700, Page 406, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Kenneth Raymond Owen and wife, Marilyn Jane Warden Owen by Warranty Deed from Carson C. Driver, Jr. and wife, Doris B. Driver, dated May 29, 1997 and filed of record in Book 10477, Page 545, Register's Office for Davidson County, Tennessee.

Kenneth Raymond Owen and Kenneth R. Owen are one and the same person.
Marilyn Jane Warden Owen and Marilyn W. Owen are one and the same person.

Unimproved ☐

This is improved ☒ property, known as 1824 Neelys Bend Road, Madison, TN 37115
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 11th day of December, 2019

Kenneth Raymond Owen

Marilyn Jane Warden Owen

STATE OF TENNESSEE)
COUNTY OF HAMILTON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Kenneth Raymond Owen and Marilyn Jane Warden Owen, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

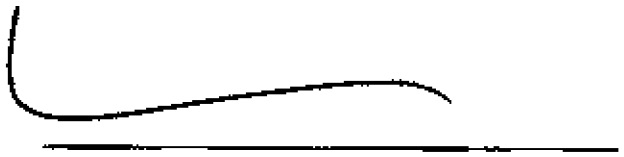
Witness my hand, at office, this 11th of December, 2019.

Notary Public
My Commission Expires: 7-11-2020

SAM D. DIAMOND
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY
MY COMMISSION EXPIRES 7-11-2020

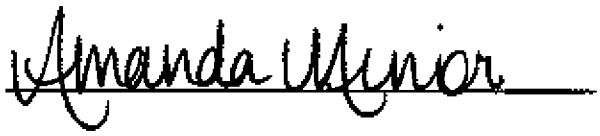
Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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.



State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

