Karen Johnson Davidson County
Batch# 334180 DEEDWARR
12/26/2019 08:32:05 AM 2 pgs
Fees: $13.00 Taxes: $801.05

20191226-0132747

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $216,500.00

Affiant

Subscribed and sworn to before me, this 20th day of December, 2019.

Notary Public

My commission expires:

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN My Commission Expires May, 2022

THIS INSTRUMENT WAS PREPARED BY
BOX 10-A SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Lura Heichel **Alexander Heichel**	SAME	**04306032700**
1200 Manchester Drive		
Cary, NC 27511		

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 ACKNOWLEDGE, WE,

Charles P. Owens, single

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alexander Brendon Heichel, unmarried and Lura Sue Heichell, unmarried, as tenants in common with rights of survivorship

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:

Land in Davidson County, Tennessee, being Lot No. 202 on the Plan of Madison Park, Section 8, of record in Book 4300, page 117, Register's Office for Davidson County, Tennessee.

Beginning at a point of the Westerly margin of May Drive at the common corner of Lots 202 and 203; thence with the common line between said lots, Westerly 96.3 feet to a concrete monument being common corner of Lots 202, 203, 201 and 204; thence with the common boundary of Lots 201 and 202, Northerly 112 feet to a point in the Southerly margin of Roosevelt Avenue; thence with the margin of said Avenue, Easterly 52.09 feet to a concrete monument at the beginning of a curve; thence with said curve, having a radius of 25 feet, Southeasterly 39.27 feet to a concrete monument in the Westerly margin of May Drive; thence with the margin of said Drive, Southerly 81.72 feet to the point of beginning.

Being the same property conveyed to Charles P. Owens and wife, Patty C. Owens, by Warranty Deed from John Riadon Homes, Inc., a Tennessee Corporation, dated February 14, 1973, of record in Book 1682, page 259, Register's Office for Davidson County, Tennessee. Charles P. Owens and wife, Patty C. Owens, conveyed subject property to Angela Reena Owens and Jennifer Nicole Owens, as Tenants-In-Common with Charles P. Owens and wife, Patty C. Owens, retaining a life estate, by Quitclaim Deed, dated September 13, 2004, of record in Instrument No. 20040916-0111604, Register's Office for Davidson County, Tennessee. Angela Reena Owens and Jennifer Nicole Owens, as Tenants-In-Common, conveyed their interest in subject property to Charles P. Owens and wife, Patty A. Owens, retaining a life estate, dated June 4, 2019, of record in Instrument No. 20190607-0054457, as corrected by Scrivener's Affidavit of record in Instrument No. 20190821-0083834, Register's Office for Davidson County, Tennessee. Patty Owens has since died on or about July 27, 2019 leaving Charles Owens as sole surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Rights or claims of parties in possession not shown in the public records.

Any Lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished imposed by law and not shown by the public records.

Easement, liens or encumbrances or claims thereof, which are not shown by the public records.

Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered hereunder.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 664 Roosevelt Avenue, Madison, TN 37115.

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 in 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.

Charles P. Owens Date: 12/20/19
Charles P. Owens

STATE OF TN
COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Charles P. Owens, the within named Grantor(s), 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, at office, this 20th day of December, 2019.

NOTARY PUBLIC

My Commission Expires: 11-30-2020

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER