(2)

Karen Johnson Davidson County
Batch# 357683 DEEDWARR
02/13/2020 08:59:54 AM 2 pgs
Fees: $13.00 Taxes: $815.85
20200213-0016492

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $220,500.00.

Affiant

File #2020-30

ROBERT ASHWORTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me on February 11, 2020.

NOTARY PUBLIC My Commission Expires
My Commission Expires: February 26, 2023

THIS INSTRUMENT WAS PREPARED BY & RETURN TO:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Beau Daniel Lastavich 2905 Sunset Drive Nashville, TN 37207	United Wholesale Mortgage 585 South Boulevard E Pontiac, MI 48341	060-07-0-131.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **BETTIE JEAN OWEN, AN UNMARRIED WOMAN**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **BEAU DANIEL LASTAVICH, UNMARRIED MAN**, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 32, as shown on the map entitled Hillhurst Acres, Section 5, of record in Plat Book 2854, Page 42, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ERNEST CARLTON OWEN AND WIFE, BETTIE JEAN OWEN, by deed from RAINEY HOWARD HOOPER AND WIFE, KATHRYN COYLE HOOPER, of record in Book 3972, Page 366, dated December 27, 1965, said Register's Office. Said ERNEST CARLTON OWEN having since died, leaving BETTIE JEAN OWEN as surviving tenant by the entirety.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 2905 Sunset Drive, Nashville, TN 37207.

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, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 hand on February 11, 2020.

Grantor:
Bettie Jean Owen by Connie Meadors
Her Attorney-in-Fact

Bettie Jean Owen, by Connie Meadors,
Her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Connie Meadors, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon her oath acknowledged to be the Attorney-in-Fact for Bettie Jean Owen, the within named bargainor, and that she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Bettie Jean Owen, the within named bargainor, by the said Connie Meadors, as such Attorney-in-Fact.

Witness my hand, at office, this 11th day of February, 2020.

Notary Public

My Commission Expires
My commission expires: February 26, 2023

