WARRANTY DEED

Karen Johnson Davidson County
Batch# 413696 DEEDWARR
06/12/2020 08:51:09 AM 2 pgs
Fees: $13.00 Taxes: $1,028.60

20200612-0060203

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $278,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of June, 2020

Notary Public

MY COMMISSION EXPIRES: 07/06/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Craig Buchanan	new owner	064110A04200CO
(NAME)	(NAME)	
705 North Chestnut Court		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20201278

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, I/we, **Helen Faye Owen, unmarried, and Randall V. Owen, a married man**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Donald C. Buchanan, single man**, 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 situate in Davidson County, Tennessee, and described as follows, to-wit

Being Lot No. 42 on the Plan of Caleb Chase, a Planned Unit Development, according to survey and plat of same appearing of record in Plat Book 6250, page 821-822, 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 Helen Faye Owen, unmarried and Randall V. Owen, married by Warranty Deed from Scott Wesley Kinkade and Dan Wesley Kinkade, Co-Executors of The Estate of Mary Evelyn Kinkade dated April 4, 2019 and filed of record in Instrument No. 20190405-0030926, Register's Office for Davidson County, Tennessee.

Said property has not nor never has been the primary residence of the Grantor, Randall V. Owen.

Unimproved ☐

This is improved ☒ property, known as 705 North Chestnut Court, Hermitage, TN 37076
(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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 20R-20-105

Witness my hand this 5th day of June, 2020

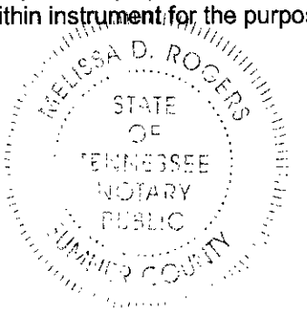
Helen Faye Owen
Helen Faye Owen

Randall V. Owen by Helen Faye Owen, as attorney-in-fact
Randall V. Owen, by Helen Faye Owen, as attorney-in-fact

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Helen Faye 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 5th of June, 2020.

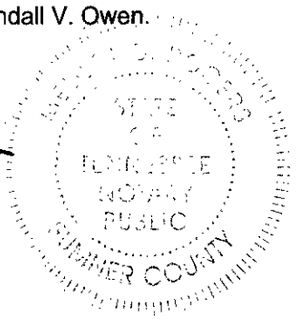


Melissa D. Rogers
Notary Public
My Commission Expires: 3/23/21

STATE OF Tennessee)
County OF Sumner)

Before me personally appeared Helen Faye Owen, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Randall V. Owen, and who acknowledged that he/she executed the same as the free act and deed of Randall V. Owen.

Witness my hand, at office, this 5th of June, 2020.



Melissa D. Rogers
Notary Public
My Commission Expires: 3/23/21