Karen Johnson Davidson County
Batch# 428381 DEEDWARR
06/30/2020 08:55:03 AM 3 pgs
Fees: $18.00 Taxes: $836.20

20200630-0070505

WARRANTY DEED

CHAD PEARMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEECOUNTY OF Davidson, THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $226,000.00

William B. Owen, AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 25th DAY OF June, 2020

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
William B. Owen, 5266 Granny White Trace, Nashville, Tennessee 37220

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Jesse Santoyo	Jesse Santoyo	13303003100
3217 Holbrook Drive	3217 Holbrook Drive	
Nashville, TN 37211	Nashville, TN 37211	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THE UNDERSIGNED WILLIAM B. OWEN AND WIFE, JEAN M. OWEN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

JESSE SANTOYO, AN UNMARRIED MAN

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT: SEE EXHIBIT "A

"This is improved property known as 3217 Holbrook Drive, Nashville, TN 37211

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/or assigns forever; and we do covenant with the said GRANTEE that we 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 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 GRANTEE, his heirs and/or 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 our hand on the 25th day of June 2020

William B. Owen

Jean M Owen

STATE OF TENNESSEE COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, William B. Owen and wife Jean M. Owen, the bargainers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25th of June 2020.

Notary Public:_____

My Commission Expires:_____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

Exhibit A

Description

Land in Davidson County, Tennessee, Being Lot no. 87 on the Map of Southlake Subdivision, as of record in Book 2083, Page 58, Register's Office for Davidson County, Tennessee.

Said Lot fronts 72.3 feet on the westerly side of Holbrook Drive and runs back between the lines 133.7 feet on the north and 150 feet on the south line to a dead line in the rear which measures 74.1 feet.

Being the same property conveyed to William B Owen and wife Jean M Owen by Chad I Pearman by Warranty Deed recorded on the 24th day of October, 2016, as Instrument No. 20161024-0111999.

This Conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, (5) property taxes for the current year (6) Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof ,and (7) all other matters of public record.