Karen Johnson Davidson County
Batch# 475325 DEEDWARR
09/14/2020 02:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,050.80
20200914-0104713

WARRANTY DEED

Sheila McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner County, TN

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $284,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of September, 2020

Notary Public

MY COMMISSION EXPIRES: 2/1/23
(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).:
Elizabeth Leigh Thompson, an unmarried woman	New Owner	064110A05700CO
(NAME)	(NAME)	
920 Chase Boulevard		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20202367

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, **Randall V. Owen and Barbara Farrar Owen, Tenants in Common with Rights of Survivorship**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Elizabeth Leigh Thompson, an unmarried woman**, 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 57, Caleb Chase, as shown on plat of record in Plat book 6250, page 821 and 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 F. Owen and Randall V. Owen and Barbara Farrar Owen, Tenants in Common with the Rights of Survivorship, by Warranty Deed from Patrick Thomas Reed and Mackenzie Leding Reed, husband and wife, dated June 1, 2020 and filed of record in Instrument No. 20200602-0056455, Register's Office for Davidson County, Tennessee.

The said Helen F. Owen died on 07/13/2020 leaving Randall V. Owen and Barbara Farrar Owen as the surviving tenants by survivorship.

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Book 4465, page 109; Book 6777, page 453; Book 6783, page 805; Book 7189, page 553 and Instrument No. 20100603-0043191, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 920 Chase Boulevard, 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.

Witness my hand this 11th day of September, 2020

Randall V. Owen

Randall V. Owen

Barbara Farrar Owen

Barbara Farrar Owen

STATE OF Tennessee)
County OF Sumner)

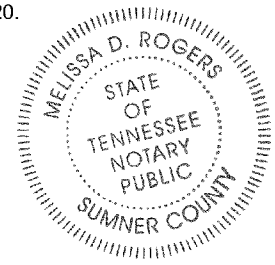
Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Randall V. Owen and Barbara Farrar Owen, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person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

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

Melissa D. Rogers

Notary Public

My Commission Expires: 3/23/21



CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Lissa Groom

Notary Public

My Commission Expires: 9-16-2020

