# WARRANTY DEED

BOOK 11628 PAGE 786

TCB - ETCC - 99 - 2678

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $63,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF August 19 99
Notary Public
MY COMMISSION EXPIRES Commission Expires NOV 21, 1999

ALLISON M. SNEED NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

**THIS INSTRUMENT WAS PREPARED BY**
MARY FRANCES RUDY, ATTORNEY AT LAW

155 Franklin Rd., Suite 150, Brentwood, TN 37027 — 1885 B Ft. Campbell Boulevard, Clarksville, TN 37042

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| Michael Shane Owensby (NAME) | ABN AMRO Mortgage Group, Inc. (NAME) | 61 |
| 1136 Ardee Avenue (ADDRESS) | 2600 W. Big Beaver Road (ADDRESS) | 15-0 |
| Nashville, Tennessee 37216 (CITY) (STATE) (ZIP) | Troy, MI 48084 (CITY) (STATE) (ZIP) | 113 |

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, WE, James W. Ojamaa and Ty Ojamaa and Carolyn F. Ojamaa

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael Shane Owensby and Michael Steve Owensby, Joint Tenants

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:

Being Lot No. 14, Block "B" on the Plan of Sunnymeade, as of record in Plat Book 974, Pages 56 and 57, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

1999 08/20 0101 03CHECK 244.10

Being the same property conveyed to James W. Ojamaa and Ty Ojamaa, by deed from Peggy S. Anderson and husband, John Anderson, of record in Record Book 10598, Page 444, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

06269921

RECEIVED FOR REFERENCE
1999 AUG 20 PM 2:44
REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved ( X ) property, known as 1136 Ardee Avenue, Nashville, Tennessee 37216
(House Number) (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 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 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 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.

Witness our hand s this 11th day of August 19 99

James W. Ojamaa

Carolyn F. Ojamaa

Ty Ojamaa

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 James W. Otamaa and Ty Otamaa and Carolyn F. Otamaa

the bargainor s, 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 Brentwood, Tennessee, this 11th day of August, 19 99.

Commission expires _____

Notary Public

ALLYSON M. SNEED
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 27, 1999

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

**RETURN TO:**
**TITLE CONNECTION, INC.**

☐ 1885-B Ft. Campbell Boulevard
Clarksville, Tennessee 37042

☐ 155 Franklin Road, Suite 150
Brentwood, Tennessee 37027

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

BOOK 11628 PAGE 788

| | | | | | |
|---|---|---|---|---|---|
| CO | CONVEYANCE | CC | CERTIFIED COPY | MISC | MISCELLANEOUS |
| MO | MORTGAGE | REL | RELEASE | CO TX | STATE TAX CONVEY |
| WD | WARRANTY DEED | UCC | UNIFORM COMMERCIAL CODE | MO TX | STATE TAX MORT |
| TD | TRUST DEED | CFEE | COMPUTER FEE | PRFEE | PROBATE FEE |

99 AUG 20 PM 2:44
REGISTER
DAVIDSON CO. TN.

0626921
IDENTIFICATION REFERENCE

| | |
|---|---|
| CAMT | 63000.00 |
| CON TX | 233.10 |
| PRFEE | 1.00 |
| UDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 244.10 |
| CHECK | 244.10 |

08/20/99 01 14:44 0001 8868

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1504891