WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JUNE, 2000.

Notary Public

MY COMMISSION EXPIRES:.

(AFFIX SEAL)

Instr:20000613005901 2 Page: 1 OF 2
REC'D FOR REC 06/13/2000 12:40:23PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $444.00

DAVIDSON COUNTY, TENN
LARGE
NOTARY PUBLIC
CAY
EXPIRES

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Teresa A. Ogeltree	Teresa A. Ogeltree	Map 130
(NAME) 3001 Goodwin Drive	(NAME) 3001 Goodwin Drive	Group 13-0
(ADDRESS) Nashville, TN 37217	(ADDRESS) Nashville, TN 37217	Parcel 107
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **JEAN MARIE BAUER, MARRIED AND HUSBAND JAMES W. GARRETT, III**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TERESA A. OGELTREE, AN UNMARRIED PERSON**, 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. 16 on the Plan of Edge-O-Lake, Section 20-A, as of record in Plat Book 5200, Page 183, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to the within named grantors by deed of even date, which instrument is being recorded simultaneously herewith.

Being the same property conveyed to Jean Marie Bauer by Quit Claim deed from Christopher Paul Bauer of record in Deed Book 11050, page 662, Register's Office for said County.

The said Jean Marie Bauer having since married and her spouse James W. Garrett, III joins in this conveyance to convey any and all marital interest he may have

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

This conveyance is subject to Restrictive Covenants of record in Deed Book 5460, page 269, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 3001 Goodwin Drive, Nashville, TN 37217
(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 my/our hand(s) this 9th day of June, 2000.

Jean Marie Bauer

Jean Marie Bauer by

Attorney in fact

James W. Garrett, III

STATE OF Tennessee
COUNTY OF Wilson

On this the 9th day of June, 2000, before me personally appeared Jay Garrett, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jean Marie Bauer, and who acknowledged that he executed the same as the free act and deed of the said Jean Marie Bauer by virtue of that Power of Attorney, duly executed by the said Jean Marie Bauer and being recorded simultaneously herewith, of Register's Office of * County, Tennessee.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 9th day of June, 2000.

My Commission Expires: ~~3/28/02~~

Notary Public

TRACEY TRUMPHOUR NOTARY PUBLIC

File Number200005203
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

STATE of Tennessee
COUNT of Wilson

Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named James W. Garrett, III the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that James W. Garrett, III executed the within instrument for the purposes therein contained

Witness my hand and official seal this 9th day of June, 2000.

My Commission Expires May 28, 2002

Notary Public

WENDY L. CAUSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN