WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/27/01 09:04 2pgs
Fees:11.00 Taxes:351.50

20010227-0017896

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF FEBRUARY, 2001.

Notary Public

MY COMMISSION EXPIRES:.

(AFFIX SEAL)

DELANA T. DAVIS NOTARY PUBLIC AT LARGE WILSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Boulevard, Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steve & Tina Ozment	Steve & Tina Ozment	Map 95-12
(NAME)	(NAME)	
2709 McKeige Drive	2709 McKeige Drive	Parcel 160.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, Steven B. Blair and wife, Gwenneth M. Blair, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steve Ozment and wife, Tina Ozment, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 40 on the Plan of Perry Heights, as shown of record in Plat Book 2900, Page 18, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot No. 40 fronts 91.9 feet on the south side of McKeige Drive and runs back 327.2 feet on the east line and 336.1 feet on the west line which is a broken line to a dead line in the rear on which it measures 63 feet.

For source of title reference is hereby made to Book 9508, Page 678, Register's Office of Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Book 2900, Page 18, Register's Office of Davidson County, Tennessee.

Subject to restrictions as shown of record in Book 2928, Page 445, Register's Office of Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2709 McKeige Drive, Nashville, TN 37214
(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 21st day of February, 2001.

Steven B. Blair

Gwenneth M. Blair

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, Steven B. Blair and wife, Gwenneth M. Blair, the within named 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 Mt. Juliet, Tennessee this 21st day of February, 2001.

Commission expires:

Notary Public