Return to: First Title and Escrow Company, Inc.
Box 9B File Number 23198

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF AUGUST, 2004.

Notary Public

MY COMMISSION EXPIRES: . (AFFIX SEAL)

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Commission Expires NOV. 24, 2007

Davidson County DEEDWARR
Recvd: 08/18/04 10:21 2pgs
Fees:13.00 Taxes:1609.50

20040818-0099723

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew C. Oken	Andrew C. Oken	132-13-61.00
(NAME) 933 Van Leer Drive	(NAME)	
(ADDRESS) Nashville, TN 37220	(ADDRESS)	
(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, Kelly M. Stewart and Wife, Marci G Stewart , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO * Lisa B. Oken , 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:

* *Andrew C. Oken and wife, *s

Land in Davidson County, Tennessee, being Lot No. 70 on the Plan of Oak Hill Valley, as of record in Book 1835, Pages 15 and 16, Register's Office for Davidson County, Tennessee.

Said Lot No. 70 fronts 200 feet on the south side of Van Leer Drive and runs back between parallel lines, 225 feet to a dead line.

Being the same property conveyed to Kelly M. Stewart and Wife, Marci G Stewart by Warranty Deed dated December 29, 1992 from Desmond E. Eckel and wife, Helen J. Eckel and Deborah J. Green of record in Book 8827, Page 482, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 933 Van Leer Drive, Nashville, TN 37220

(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 10th day of August, 2004.

Kelly M. Stewart

Marci G Stewart

STATE of Tennessee
COUNTY of ~~Williamson~~ Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Kelly M. Stewart and Wife, Marci G Stewart the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this the 10th day of August, 2004.

My Commission Expires:_____

Notary Public

My Commission Expires Jan. 25, 2006

JEFF FARRIS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE

File Number2408099
~~RETURN TO:~~
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027