WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/07/05 10:47 2 pgs
Fees:13.00 Taxes:153.55
20051207-0147181

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $41,500.00

Denise J. Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF DECEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: November 25, 2006.
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney at Law, 1821 Old Murfreesboro Pike, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Sean Ford	Brenda Oeser	147-3-B-76.00 CO
(NAME) c/o Brenda Oeser	(NAME) 86 Tusculum Rd.	
(ADDRESS) 86 Tusculum Rd., Antioch, TN 37013 37211	(ADDRESS) Antioch, TN 37013	
(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,

Brenda H. Oeser and Denise J. Johnson and Camelia N. Johnson, joint tenants with rights of survivorship

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael Sean Ford,

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:

LAND in Davidson County, Tennessee, being Unit No. D-15 of Southern Hills Condominium, created under Title 66, Chapter 27, Section 101 et seq., as amended, Tennessee Code Annotated, and establishing the Horizontal Property Regime by a Master Deed of record in Book 6594, Page 502, Register's Office for said County, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Southern Hills Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of said Unit.

BEING the same property conveyed to Brenda H. Oeser, Denise J. Johnson and Camelia N. Johnson, joint tenants with rights of survivorship by Warranty Deed from Jerry NcNall recorded in Instrument No. 20040318-0030983, Register's Office for Davidson County, Tennessee.

The above reference property was not the primary residence of the Grantors.

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☐
This is improved ☒ property, known as 370 Wallace Road Unit D-15, Nashville, TN 37211
(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 hands this 6th day of December, 2005.

Camelia N. Johnson

Brenda H. Oeser

Denise J. Johnson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Brenda H. Oeser and Denise J. Johnson and Camelia N. Johnson, the bargainors, 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 Nashville, Tennessee this 6th day of December, 2005.

Commission expires: November 25, 2006

Mark A. Ellmore, Jr. Notary Public

