WARRANTY DEED

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE COMPANY
2401 MEMORIAL BLVD
SPRINGFIELD, TN 37172

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of May, 2009.

Notary Public

MY COMMISSION EXPIRES: 9-15-10
(AFFIX SEAL)

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Expires September 15, 2010

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc.
2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randall O'Saile	F&M Bank	04313033000
(NAME)	(NAME)	
337 Hickory Street	50 Franklin Street	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20090593

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, Rickey O'Saile and wife, Janie O'Saile,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Randall O'Saile, unmarried and Nicole Huddleston, unmarried, as tenants in common with right of survivorship,** 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. 20, Block E on the Map of Crittenden Estates as of record in Book 974, Page 69, Register's Office for said County.

Said Lot No. 20 fronts 50 feet on the north side of Oak Street and runs back between lines, 124.4 feet on the west line and 124.2 feet on the east line, to a dead line measuring 50 feet thereon.

BEING all of the same property conveyed to Ricky E. O'Saile et ux, Gaile E. O'Saile by Warranty Deed from David M. Edgin et ux, Mary E. Edgin, dated July 28, 1988 and filed of record in Book 7614, Page 223, Register's Office for Davidson County, Tennessee. Further conveyed to ***Ricky E. O'Saile and wife, Janie O'Saile*** by Quitclaim Deed from Ricky E. O'Saile and wife, Gail E. O'Saile, dated July 28, 1998 of record in Book 11046, Page 738 and by Quitclaim Deed dated 1/29/1998 and filed of record in Book 11077, Page 746, Register's Office for Davidson County, Tennessee.

Ricky E. O'Saile and Rickey E. O'Saile are one and the same person.

BILL GARRETT, Davidson County
Trans:T20090029823 DEEDWARR
Recvd: 05/05/09 14:44 2 pgs
Fees:13.00 Taxes:399.60
20090505-0041225

unimproved ☐

This is improved ☒ property, known as 337 Hickory Street, Madison, TN 37115

(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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 1st day of May, 2009.

Rickey O'Saile

Janie O'Saile

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Rickey O'Saile and wife, Janie O'Saile, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Rickey O'Saile and wife, Janie O'Saile executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of May, 2009.

Commission expires: 9-15-10

Notary Public

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Expires September 15, 2010