BILL GARRETT, Davidson County
Trans:T20120032072 DEEDWARR
Recvd: 05/02/12 11:01 2 pgs
Fees:13.00 Taxes:196.10

20120502-0037539

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$53,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
25th DAY OF April, 2012.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 3/14
(AFFIX SEAL)

CHRISTI M. JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James O Oatsvall 665 Old Hickory Blvd Madison TN 37115	Same	Map 043 14 0 Parcel 187.00

For and in 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,

Dan Heichelbech

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

James O. Oatsvall and wife, Jean Oatsvall

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 Lot No. 2 on the Plan of Section One Luther & Ruby Youngblood Subdivision of record in Plat Book 8250, page 229, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Subject to a certain Permanent Driveway Easement which having been conveyed with lot 1, and described as follows, to-wit:

A Permanent Driveway Easement is hereby conveyed with said lot, this being part of lots 2 and 1, shared property line entering from the front and crossing the front portion of lot 2 and being part of said lot 2, for the purposes of ingress and egress for Lot One, and having shared maintenance of such driveway.

Subject to and conveyed with said property any rights, title, or interest which may be found of record in UCC-1 Fixture relating to Billboard lease and Memorandum of Billboard lease recorded at book 7032 page 292, and book 6398 page 243 as would be valid only as operation of law under such terms of lease.

Being the same property conveyed to Dan Heichelbech by deed from Wilson & Associates PLLC, Successor Trustee, dated 02/12/12, of record in Instrument No 20120302-0018461, Register's Office for said County.

This being investment property only, having never been the personal residence of the grantor at anytime.

This conveyance is made subject to the following:
1) 2012 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 665 Old Hickory Blvd 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, 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 hand(s) this 25th day of April, 2012.

Dan Heichelbech

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Dan Heichelbech, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of April, 2012.

NOTARY PUBLIC

My Commission Expires: 3-3-15

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027