WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF JULY, 2012.

Notary Public

MY COMMISSION EXPIRES: JULY 8, 2013
(AFFIX SEAL)

STEVEN T. MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENN. My Commission Expires JULY 8, 2013

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Henry Oehmig, Jr.	SWBC MORTGAGE CORP.	103-4-347
(NAME)	(NAME)	
4113 Utah Avenue	9311 SAN PEDRO AVE., #100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	~~NASHVILLE, TN 37~~ SAN ANTONIO, TX 78216	
(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, **ANDREW J. HART AND WIFE, ANNA HART**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HENRY OEHMIG, JR. AND MARY OEHMIG, HUSBAND AND WIFE,** 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 the westerly one-half of Lot No. 85 on the plan of West End Annex as of record in Plat Book 332, page 61, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Said westerly one-half of Lot 85 fronts 50 feet on the southerly side of 7th Avenue, now Utah Avenue, and runs back between parallel lines 163.3 feet to an alley.

Being the same property conveyed to Andrew J. Hart, an unmarried man by deed from William A. Brown and wife, Kristy G. Brown , dated 05/01/2007 and filed of record in Instrument No. 20070507-0054930, Register's Office for Davidson County, Tennessee. Andrew J. Hart having since married Anna Hart and she joins in the execution of this instrument for the purpose of relinquishing all of her rights, title and interest, marital or otherwise, in and to subject property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

BILL GARRETT, Davidson County
Trans:T20120049228 DEEDWARR
Recvd: 07/03/12 15:14 2 pgs
Fees:13.00 Taxes:1111.85
20120703-0058700

unimproved ☐

This is improved ☒ property, known as 4113 Utah Avenue, Nashville, TN 37209
(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 2nd day of July, 2012.

Andrew J. Hart
By: J. Greg Hardeman, his attorney in fact

Anna Hart
By: J. Greg Hardeman, her attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 2nd day of July, 2012, before me personally appeared J. Greg Hardeman, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Andrew J. Hart and Anna Hart pursuant to a Power of Attorney dated 06/22/2012 and filed of record in Instrument No. 20120703005869 9, in the Register's for Davidson County, Tennessee, and further acknowledges that he executed the same as the free act and deed of Andrew J. Hart and Anna Hart, as their attorney in fact.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of July, 2012.

Commission expires: 9/21/2015

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Notary Public