BILL GARRETT, Davidson County
Trans:T20120061832 DEEDWARR
Recvd: 08/20/12 09:18 2 pgs
Fees:13.00 Taxes:3145.00
20120820-0074280

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1616 Westgate Circle, Ste 215
Brentwood, TN 37027

CRT File No. 12071458

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $850,000.00

Affiant

Subscribed and sworn to before me, this 3rd day of August, 2012.

Notary Public
My Commission Expires: 9/20/13

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Marc W, Oswald 4325 Estes Road Nashville TN 37215	new owner	Tax Parcel ID No. 130-08-0-023

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Randi Eileen Green, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Marc W. Oswald and Krista E. Oswald, husband and wife** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Oldfield Williams Subdivision of record in Plat Book 6050, Page 181, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Richard A. Green and wife, Randi E. Green by Deed from Donald Ray Shaw and Hilda D. Shaw, Co-Trustees with full power of record in Book 8394, Page 228, Register's Office for Davidson County, Tennessee, dated July 8, 1991. The said Richard A. Green having since Divorced executed in accordance with the terms and conditions of a Divorce Decree and Marital Dissolution Agreement in Civil Action No. 11D-2574, Circuit Court for Davidson County did Quitclaim unto Randi Eileen Green of record in Instrument No. 20120718-0063326, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2012 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 6050, Page 181 Register's Office for Davidson County, Tennessee.

Sanitary Sewers and/or Storm Drainage Agreement of record in Book 4403, Page 115 and Book 5487, Page 292, in the Register's Office for Davidson County, Tennessee.

Agreement of record in Book 6619, Page 388, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 4325 Estes Road Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of August, 2012.

Randi Eileen Green

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Randi Eileen Green, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of August, 2012.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014