BILL GARRETT, Davidson County
Trans:T20120066606 DEEDWARR
Recvd: 09/05/12 14:56 2 pgs
Fees:13.00 Taxes:296.00
20120905-0080324

ADDRESS OF NEW OWNER &
SEND TAX BILLS TO:
OAK TREE PARTNERS, LLC

PO BOX 1987
GALLATIN TN 37066

MAP AND PARCEL 08209000100

THIS INSTRUMENT WAS PREPARED BY:
KELLY & SMITH
LAW OFFICES
GALLATIN, TENNESSEE 37066

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of EIGHTY THOUSAND AND NO/100 ($80,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, I, **ALBERT T. DOSS**, have this day bargained and sold and by these presents do hereby transfer and convey the following described tract or parcel of land to **OAK TREE PARTNERS, LLC**, their successors and assigns, as follows:

> LAND in Davidson County. Tennessee, being Lot No. 1 on the Final Plat Resubdivision of Lots 157 and 159 on the Plan of the North Nashville Real Estate Company's Property (Plat Book 21, page 105), as of record in Book 20051129-0143429 Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.
>
> Being a part of the same property conveyed to Albert T. Doss by deed from Frances E. Grayson both as Executrix of the Estate of S. K. Grayson and individually of record in Book 7239, page 58, Register's Office of Davidson County, Tennessee. Grantor hereby warrants that this is not the principal place of residence of Albert T. Doss nor spouse is therefore not subject to the homestead exemption.

TO HAVE AND TO HOLD the above described lot or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said GRANTEE, its successors and assigns, in fee simple forever.

I COVENANT with the said GRANTEE that I am lawfully seized and possessed of the above-described lot or parcel of land, that I have a good right to convey same, and that the same is unencumbered, EXCEPT for 2012 real estate taxes which are to be pro-rated and payment assumed by Grantee, applicable zoning and building regulations and permits, and all visible easement.

I FURTHER COVENANT with the said GRANTEE and bind myself, my heirs and legal representatives, to warrant and forever defend the title to said lot or parcel of land, unto the said GRANTEE, its successors and assigns, against all lawful claims of all persons whomsoever.

WITNESS this the 31 day of August, 2012.

ALBERT T. DOSS

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ALBERT T. DOSS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal on this the 31 day of August, 2012.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5.25.16

VICKI GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05-25-2016

## OATH

STATE OF TENNESSEE

COUNTY OF SUMNER

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $80,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

SUBSCRIBED and sworn to before me, this the 29th day of August, 2012.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/1/2016

DANITA LANE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY