WARRANTY DEED

KW12-1921

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $29,500.00

Carol A. Clawson
Affiant

Subscribed and sworn to before me, this 14th DAY OF September, 2012.

Notary Public

MY COMMISSION EXPIRES: 10.11.15
(AFFIX SEAL)

WILLIAMSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF LAURA D. PERRY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Trent Black	Trent Black	
1702 4th Ave North ~~1921 12th Ave N~~	1702 4th Ave North (NAME) ~~1921 12th Ave N~~	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville, TN 37208	081-07-335.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we NICOLE L. OSWALD, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TRENT BLACK, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that 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. 100 on the Plan of Cephas Woodard Subdivision of Lots No. 5 and 6 Woodard Plan, of record in Plat Book 161, Page 174, 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 Nicole L. Oswald by Deed from Bobbie Jean Keeble Fields, Betty Jean Keeble Walker, Curtis Lee Crenshaw, Saretha Mai Crenshaw and Hazel Mai Crenshaw White, the only Heirs at Law of Johnnie K. Crenshaw of record in Instrument No. 20101109-0089705, Register's Office for Davidson County, Tennessee, dated November 5, 2010.

This conveyance is subject to A) 2012 property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 161, page 174, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1921 12th Ave N, Nashville, Tennessee 37208
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 14th day of September, 2012.

Nicole L. Oswald
Nicole L. Oswald

BILL GARRETT, Davidson County
Trans:T20120070122 DEEDWARR
Recvd: 09/18/12 09:00 2 pgs
Fees:13.00 Taxes:109.15
20120918-0084578

STATE OF ~~Tennessee~~ Colorado
COUNTY OF ~~Davidson~~ Archuleta
AZ.

On this the 14th day of September, 2012, before me personally appeared Nicole L. Oswald, unmarried to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14th day of September, 2012.

Abigail Lucero
Notary Public

My Commission Expires: April 03, 2016

(SEAL)
NOTARY PUBLIC
ABIGAIL
LUCERO
STATE OF COLORADO
MY COMMISSION EXPIRES 04/03/2016

RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959