WARRANTY DEED



BILL GARRETT, Davidson County
Trans:T20120092204 DEEDWARR
Recvd: 12/03/12 16:07 2 pgs
Fees:13.00 Taxes:1387.50

20121203-0111077

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of November, 2012.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jason D. Oschwald	Farmington Financial Group, LLC	13201007200
(NAME)	(NAME)	
4041 General Bate Drive	2002 Richard Jones Road, Ste. 300A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204-4019	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Heather McBee , a single female**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Jason D. Oschwald and Alissa Moreno, husband and wife**, hereinafter called the GRANTEE (S), his heirs and/or 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 all of Lot No. 115 on the Map of Rolling Meadows, as of record in Book 1424, Pages 98 and 99, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Heather McBee, a single female by Deed from Lance D. Carney, unmarried, dated 10/19/2007 and filed for record on 10/26/2007 in Instrument 200710260126691, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

All matters as set forth in plan of record in Book 1424, Page 98, said Register's Office.
County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4041 General Bate Drive, Nashville, TN 37204-4019
(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), his heirs and/or 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), his heirs and/or 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 this 30th day of November, 2012.

Heather McBee

State of Tennessee
County of Williamson

Personally appeared before me Heather McBee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of November, 2012.

Notary Public
My Commission Expires: 9/23/13

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

DONALD R. BARRETT, JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY