BILL GARRETT, Davidson County
Trans:T20130084046 DEEDWARR
Recvd: 09/30/13 08:39 2 pgs
Fees:13.00 Taxes:1295.00
20130930-0102115

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER

OHM Shiv Priti Corporation
3600 Old Hickory Blvd.
Old Hickory, TN 37138

MORTGAGEE

U.S. Bank N.A.
9918 Hibert Street, 3rd Floor
San Diego, CA 92131

SEND TAX BILLS

OWNER

MAP-PARCEL:

MAP 053-16-0
PARCEL 051.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **James O. Oatsvall, Sr.,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **OHM Shiv Priti Corporation,** 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:

Being Lot No. 1 on the Final Plat of The Carl Minchey Property, A Resubdivision of Part of Lot No. 20 on the Plan of Life & Casualty Insurance Co.'s Subdivision of Dabbs & Elliott Property Known as Dupontonia, as of record in Plat Book 8250, Page 537, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James O. Oatsvall, Sr. by Quitclaim Deed from James O. Oatsvall, Sr. and Jean Oatsvall, dated April 29, 2004, filed for record in Instrument No. 20040524-0060638, Register's Office for Davidson County, Tennessee.

This property is known as: 3600 Old Hickory Blvd., Old Hickory, TN. 37138
Map 053-16-0, Parcel 051.00

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including; right of ways and easements of record in Book 917, Page 205; Book 924, Page 121; Book 4967, Page 982; Book 5300, Page 628; Book 5388, Page 46; Book 5390, Page 261; Book 5395, Page 402; Book 5430, Page 439, and Book 9509, Page 614; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 8250, Page 537, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantor.
This property is being conveyed "As Is"

This is improved property known as: **3600 Old Hickory Blvd. Old Hickory, TN 37138.**

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 23rd day of September, 2013.

James O. Oatsvall, Sr.

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James O. Oatsvall, Sr., the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of September, 2013.

NOTARY PUBLIC

DEAN ROBINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 1.3.16

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $350,000.00.

AFFIANT

Subscribed and sworn to before me this 23rd day of September, 2013.

NOTARY PUBLIC

DEAN ROBINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 1.3.16