WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130085010 DEEDWARR
Recvd: 10/02/13 09:56 2 pgs
Fees:13.00 Taxes:573.50
20131002-0103273

KIMBERLY FAY SMITH
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $155,000.00.

Affiant

Subscribed and sworn to before me this 1st day of October, 2013

Notary Public
My Commission expires: 7-30-2017
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Charles Oman	Same	092-13-0-250.00
7815 Beech Hill Road		
Pulaski, TN 38478		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Laura Gilmer**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Charles F. Oman and wife, Christie B. Oman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 80 on the Plan of Resubdivision of Charlotte Park, Second Addition extended Block 33 of record in Book 2330, Page 135, Register's Office for said County.

Being the same property conveyed to Laura Gilmer from Andrew Gordon Peterson by Warranty Deed on October 21, 2005, of record in Instrument Number 20051027-0129962, Register's Office for Davidson County, Tennessee.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Plat Book 2330, Page 135, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 2446, Page 146 and Book 2735, Page 191, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3804 Dakota Avenue, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 September 30, 2013.

Laura Gilmer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Laura Gilmer** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 30, 2013

My commission expires 7/9/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY