Davidson County DEEDWARR
Recvd: 08/19/14 11:21 3 pgs
Fees:18.00 Taxes:925.00
20140819-0075148

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 290
Brentwood, TN 37027
14-0661

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of August, 2014

Notary Public
Commission Expires: 9/21/2015

CONNIE TAYLOR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Address of New Owner	Send Tax Bills To:	Map & Parcel
Natalie E. Stone 1012 Seymour Avenue Nashville, TN 37206	New Owner	083-05-0-024.01

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN 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,

Patrick D. Ober, an unmarried man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Natalie E. Stone and Scott Hutcheson, wife and husband

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:

LAND in Davidson County, Tennessee, being part of Lot No. 58 on the plan of Stratton & Seymour's Addition to Edgefield, as shown on plat of record in Book 57, Page 23, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning on the southerly margin of Seymour Street or Avenue, at the corner of Lots 57 and 58 on said plan; thence with the southerly margin of said Street or Avenue, easterly 60 feet; thence southerly parallel with the line between said two lots, 155 feet to the northerly margin of a proposed 12 foot alley; thence westerly with the northerly margin of said proposed alley, 60 feet to the line between said Lot Nos. 57 and 58; thence with said line, northerly 155 feet to the beginning, including and excluding a strip of ground 5 feet in width, which was dedicated for public use to be used as a part of Seymour Street or Avenue, in the deed from A. H. Robinson and J. C. Bradford to G. W. Jarman and P. C. Jarman, as of record in Book 203, Page 290, said Register's Office

BEING the same property conveyed to Patrick D. Ober, an unmarried man, by Warranty Deed from Jeffrey Taylor Milam and Tara M. Stouder, husband and wife, dated 8/12/11 and recorded 8/15/11 in Instrument No. 20110815-0062944, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1012 Seymour Avenue, Nashville, TN 37206.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 8th day of August, 2014.

Patrick D. Ober

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Patrick D. Ober, an unmarried man** 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 at Brentwood, Tennessee this 8th day of August, 2014.

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JAN. 18, 2016

Notary Public
My Commission Expires: 1/18/16

(Notary Seal)

E-RECORDED simplifile

ID:

County:

Date: Time:

True Copy Certification

I, Daniel Heard, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Connie Taylor, a notary public for this county and state, Daniel Heard who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/21/2015

Notary Seal

