BILL GARRETT, Davidson County
Trans:T20150029438 DEEDWARR
Recvd: 04/20/15 10:09 2 pgs
Fees:13.00 Taxes:480.63
20150420-0034779

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-1279

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
James O. Oatsvall, Sr. Jean Y. Oatsvall 3400 Old Hickory Boulevard Old Hickory, TN 37138	James O. Oatsvall, Sr. **3400 Old Hickory Boulevard** **Old Hickory, TN 37138**	74-4-2.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $129,900.00

Affiant

Subscribed and sworn to before me, this the 17th day of April, 2015.

Notary Public

My Commission Expires: _____
(Affix Seal)

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($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. We **Wilma M. Barton, an unmarried woman,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **James Oatsvall and Jean Y. Oatsvall, husband and wife,** 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 Lot No. 960 as shown on the Plan of Hermitage Hills, Section 8, of record in Book 3600, page 24, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Harold E. Barton and wife, Wilma M. Barton, by Warranty Deed from Kenneth Thomas Ross and wife, Elaine J. Ross, dated August 2, 1968, recorded August 16, 1968, of record in Book 4260, page 825, Register's Office for Davidson County, Tennessee.

Harold E. Barton having since died on July 14, 2010, leaving Wilma M. Barton as surviving tenant by the entirety.

This is ☒ Improved OR ☐ Unimproved property located at: **8104 Bonnafair Drive, Hermitage, TN 37076**

This conveyance is made subject to (1) Property taxes for the year 2015, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this **17th** day of **April, 2015.**

GRANTOR(S)

Wilma M. Barton

Wilma M. Barton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Wilma M. Barton** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained as her free Act and Deed.

Witness my hand and official seal on this the **17th** day of **April, 2015.**

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public
My Commission Expires: