NEW OWNER:

Ryan Ossege
1401 Woodchimes Court
Hermitage, TN 37076

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

New Owner

FILE NO: 15-0478

Map 086 Group 07-0 Parcel 194.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20150045860 DEEDWARR
Recvd: 06/10/15 13:55 3 pgs
Fees:18.00 Taxes:538.35
20150610-0054887

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Forty-Five Thousand Five Hundred and 00/100 Dollars** (**$145,500.00**) cash in hand paid, the receipt of which is hereby acknowledged, **PENTA MARIE STANLEY, a single woman** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **RYAN OSSEGE and wife, NOLA LINDSEY KATHERINE ENGLAND** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Being Lot No. 262 on the plan of Jackson's Retreat, Phase V-B, Revised, of record in Plat Book 6250, Page 905, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Penta Marie Stanley, a single woman, by Warranty Deed from Carma J. Roetcisoender, unmarried, dated February 28, 2008, and of record in Instrument No. 20080303-0021247, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 1401 Woodchimes Court, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear

and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 8 day of **June, 2015**.

Penta Marie Stanley
PENTA MARIE STANLEY

By: Brooks, AIF
JESSICA BROOKS, Attorney-in-Fact
Pursuant to Power of Attorney of
Record in Book *, Page ____, ROWCT.
* Instrument # 20150610-0054886

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JESSICA BROOKS**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged that he executed the within instrument on behalf of, and as attorney-in-fact for, **PENTA STANLEY**, the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office 8 day of **June, 2015**.

MARY P. NEWBERN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

NOTARY PUBLIC

My commission expires: Nov. 6, 2017

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The actual consideration or value, whichever is greater, for this transfer is $ **145,500.00** .

AFFIANT

Sworn to and subscribed to before me 8th day of **June, 2015**.

My commission expires: _____

GAIL HUDSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-23-2016