THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way - Suite 115
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 06/23/15 11:22 3 pgs
Fees:18.00 Taxes:1180.30
20150623-0060001

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 319,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF June, 2015.

Notary Public

MY COMMISSION EXPIRES: 10-11-15

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Omer, Jr.	New Owner	MAP
5613 Clovermeade Drive		PARCEL 171-04-0-004.00
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Harley Parker Toler and wife, Icie Carole Toler**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James R. Omer, Jr., a single man**

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. 82 on the Plan of Section Ten, Cloverland Acres of record in Plat Book 4955, Page 103, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point lying on the Northerly margin of Clovermeade Drive, said point being further described as being the common front corner of Lots 81 and 82 on the Plan of Cloverland Acres, Section 10, as of record in Book 4955, Page 103, Register's Office of Davidson County, Tennessee; thence leaving the said margin of Clovermeade Drive and running with the said common lot line of 81 and 82 North 68 degrees 58' West a distance of 229.85 feet, more or less, to the Northeast corner of the Horace Hendley Property as of record in Book 4973, Page 30, Register's Office of Davidson County, Tennessee; thence leaving the said common line of Lots 81 and 82 and running with the Northerly line of Horace Hendley South 67 degrees 29' 57" West a distance of 217.80 feet, more or less, to a point lying on the Easterly line of the Fred Niederhouser Property as of record in Book 772, Page 593, Register's Office of Davidson County, Tennessee; thence leaving the said Northerly line of Horace Hendley and running with the said Easterly line of Fred Niederhouser North 5 degrees 18' 04" East a distance of 238.45 feet more or less to a point; thence leaving the said Easterly Line of Fred Niederhouser North 64 degrees 26' 12" East a distance of 87.00 feet, more or less, to the common rear corner of Lots 82 and 83; thence running with the said common line of Lots 82 and 83 South 61 degrees 24' 18" East a distance of 403.79 feet, more or less, to the Northerly margin of Clovermeade Drive; thence leaving the said common line of Lots 82 and 83 and running with the said margin of Clovermeade Drive in a Southwesterly direction around a curve, having a radius of 527.00 feet, more or less, to the left a distance of 90.00 feet, more or less, to the point of beginning.

Being the same property conveyed to Harley Parker Toler and wife, Icie Carole Toler by warranty deed from Eugene R. Williams and wife, Shirley Ann Williams of record in Book 5196, page 64, Register's Office for Davidson County, Tennessee, dated September 13, 1977 and recorded on September 13, 1977.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **5613 Clovermeade Drive, Brentwood, TN 37027.**

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 hand(s) this the 19th day of June, 2015.

Harley Parker Toler

Icie Carole Toler

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Harley Parker Toler** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 19th day of June, 2015.

Notary Public

My Commission expires: March 8, 2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Icie Carole Toler** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 19th day of June, 2015.

Notary Public

My Commission expires: March 8, 2016

True Copy Certification

I, Cari Mule', 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 therewith 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, Pamela Jo Smithson, a notary public for this county and state, Cari Mule' 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:3/20/18

