BILL GARRETT, Davidson County
Trans: T20150063684 DEEDWARR
Recvd: 08/03/15 14:14 2 pgs
Fees: 13.00 Taxes: 776.63

20150803-0076537

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30TH DAY OF JULY, 2015.

Notary Public

MY COMMISSION EXPIRES: NOVEMBER 5, 2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HANNAH WRIGHT	**FRANKLIN AMERICAN MORTGAGE COMPANY**	**119-01-0-492.00**
(NAME) **114 VALERIA STREET**	(NAME) **501 CORPORATE CENTRE DR., STE. 400**	
(ADDRESS) **NASHVILLE, TN 37210**	(ADDRESS) **FRANKLIN, TN 37067**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, THERESA OVERSTREET, UNMARRIED, SABRINA BARBER, FORMERLY KNOWN AS SABRINA OVERSTREET, AND OZZY OVERSTREET,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HANNAH WRIGHT, A SINGLE WOMAN,** HEREINAFTER CALLED THE GRANTEE, HER 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. 2 on the Plan of Barbara Heights, Section 1, of record in Plat Book 3842, page 258, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jerry W. Overstreet and wife, Theresa F. Overstreet, as tenants by the entirety, from Evelyn M. Hodge, a widow, by deed dated January 5, 1994, of record in Book 9213, Page 226, Register's Office for Davidson County, Tennessee . The said Jerry W. Overstreet having since died on or about July 2, 2011, leaving Theresa F. Overstreet as surviving tenant by the entirety. Being further conveyed to Theresa F. Overstreet, Sabrina Overstreet, and Ozzy Overstreet, as tenants with the right of survivorship, by Quitclaim Deed dated February 7, 2012, of record in Instrument No. 20120214-0012978, said Register's Office.

See Limited Power of Attorney for Sabrina Barber of record in Instrument No. 20150803-0076535 said Register's Office.

See Limited Power of Attorney for Ozzy Overstreet of record in Instrument No 20150803-0076536, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Plat Book 3842, Page 258; Restrictive Covenant for Detached Structure of record in Instrument No. 20091120-0106933; and any and all easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

****THIS IS NOT THE PRINCIPAL RESIDENCE OF SABRINA BARBER OR OZZY OVERSTREET.****

unimproved ( )
This is improved(X) property, known as **114 VALERIA STREET, NASHVILLE, TN 37210**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hands this 30th day of July, 2015.

THERESA F. OVERSTREET

Sabrina Barber
By Theresa F. Overstreet her Atty in fact.

SABRINA BARBER
By: Theresa F. Overstreet, her Attorney in Fact

Ozzy Overstreet
By Theresa F. Overstreet his Atty in fact.

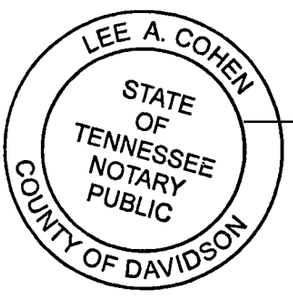
OZZY OVERSTREET
By: Theresa F. Overstreet, his Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at office this 30th day of July, 2015.

My commission expires: **November 5, 2018**



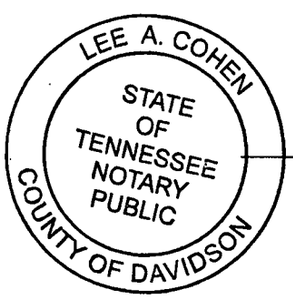
Lee A. Cohen
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of July, 2015, before me personally appeared **Theresa F. Overstreet**, Attorney-in-Fact for **Sabrina Barber** and **Ozzy Overstreet**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Sabrina Barber** and **Ozzy Overstreet**, and who acknowledged that she executed the same as the free act and deed of **Sabrina Barber** and **Ozzy Overstreet.**

Witness my hand and official seal at office this 30th day of July, 2015.

My Commission expires: **November 5, 2018**



Lee A. Cohen
Notary Public

RETURN TO:
stewart title®
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122