MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,000.00

Elaine C. Williamson
Affiant

Subscribed and sworn to before me, this 4TH DAY OF AUGUST, 2015.

Mary Birthright
Notary Public

MY COMMISSION EXPIRES:

11-3-15 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Oeser, and wife Sharon Oeser	Same as new owner	05302006700
	(NAME)	
209 Lakecrest		
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Linda G. Lannom and Brenda J. Manlove, Trustees of the Garland W. Warden Family Trust, dated November 12, 2012, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Mark Oeser, and wife Sharon Oeser, hereinafter called the Grantees, their heirs and assigns, that 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. 32 ON THE PLAN OF FAIRWAY VIEW SUBDIVISION, OF RECORD IN BOOK 2900, PAGE 41, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, REFERENCE TO WHICH PLAN IS HEREBY MADE FOR A MORE COMPLETE I

BEING THE SAME PROPERTY CONVEYED TO GARLAND W. WARDEN AND WIFE, LAURA E. WARDEN BY DEED FORM RAY SMITH AND WIFE, ALINE SMITH, DATED APRIL 21, 1964 AND FILED IN BOOK 3709, PAGE 351, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

FURTHER BEING THE SAME PROPERTY CONVEYED TO LINDA G. LANNOM AND BRENDA J. MANLOVE, TRUSTEES OF THE GARLAND W. WARDEN FAMILY TRUST, DATED NOVEMBER 12, 2012 BY QUITCLAIM DEED FROM GARLAND W. WARDEN AND WIFE, LAURA W. WARDEN (NOW DECEASED), OF RECORD BY INSTRUMENT NUMBER 20130321-0028015, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 111 Newport Drive, Old Hickory, TN 37138
(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 my/our hand(s) this 4th day of August, 2015.

BILL GARRETT, Davidson County
Trans: T20150065632 DEEDWARR
Recvd: 08/07/15 10:32 2 pgs
Fees: 13.00 Taxes: 521.70
20150807-0078834

WARRANTY DEED
(Continued)

Linda G. Lannom, Co-Trustee
Linda G. Lannom, Co-Trustee

Brenda J. Manlove, Co-Trustee
Brenda J. Manlove, Co-Trustee

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 Linda G. Lannon and Brenda J. Manlove, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged themselves as Co-Trustees of The Garland W. Warden Family Trust, dated November 12, 2012, and in their capacity as such Trustees, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th day of August, 2015.

Mary Birthright
Notary Public

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11-3-15

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072