WARRANTY DEED

STEPHANIE MCPEAK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Kimberly Beard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of October, 2015

Notary Public

MY COMMISSION EXPIRES: January 11, 2017

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JaQueya A. Ogilvie	New owner	096-16-0-013.00
(NAME)	(NAME)	
3338 Percy Priest Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Nathan Zamagne and Virginia Zamagne, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Jaqueya A. Ogilvie, Joshua D. Ogilvie, 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 Number 12, Hickory Bend, Section 5, as of record in Book 3600, Page 45, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Virginia Zamagne, a married woman, by Warranty Deed from James J. Reece, a married man, dated April 16, 2014, of record in Instrument No. 20140422-0033861, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3338 Percy Priest Dr., Nashville, TN 37214
(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.

Davidson County DEEDWARR
Recvd: 10/26/15 14:39 3 pgs
Fees:18.00 Taxes:573.50
20151026-0108746

Witness my/our hands this 23rd day of October, 2015.

Nathan Zamagne

Virginia Zamagne

State of Tennessee
County of Williamson

Personally appeared before me Nathan Zamagne and Virginia Zamagne, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 23rd day of October, 2015.

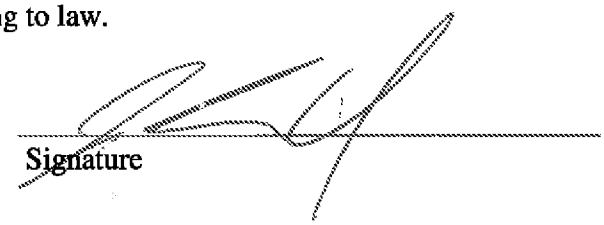
Notary Public
My Commission Expires: _____

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

File No.: 10090

True Copy Certification

I, J. Andrew Wiley, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

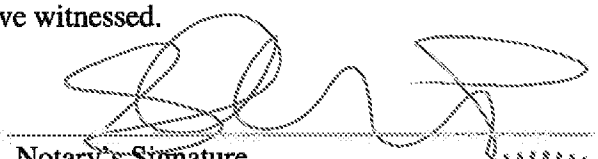


Signature

State of Tennessee

County of Williamson

Personally appeared before me, Stephanie McPeake [Name of Notary], a notary public for this county and state, J. Andrew Wiley [Name of person making certification] 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: January 11, 2017

{Notary' Seal}

