BILL GARRETT, Davidson County
Trans:T20150094289 DEEDWARR
Recvd: 11/05/15 09:16 2 pgs
Fees:13.00 Taxes:869.50
20151105-0112640

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF October, 2015.

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
MY COMMISSION EXPIRES: 3-2018
File No. G15-3132D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
McArthur VanOsdale and Erica VanOsdale, husband and wife (NAME)	New Owner (NAME)	158-11-O-A-009.00CO
333 White Swans Crossing (STREET ADDRESS)	(STREET ADDRESS)	
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Sumner Bank & Trust**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **McArthur VanOsdale and Erica VanOsdale, 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 No. 9 on the Final plat of CAMBRIDGE DOWNS Subdivision, as shown by plat of record in Instrument # 20050727-0087930, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Sumner Bank & Trust from Bruce N. Oldham, Substitute Trustee, by Substitute Trustee's Deed dated January 10, 2013, as Instrument No. 20130116-0005257, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Charter of Homeowner's Association of record in Instrument #200411160137762 and Instrument # 200507140081979 , Register's Office for Davidson County, Tennessee.

2. Encroachment easement as recorded in Instrument # 200308080113196, Register's Office for Davidson County, Tennessee.

3. Ingress/Egress, Water, & Overhead utility Easement as recorded in Book 8745, page 744, Register's Office for Davidson County, Tennessee.

4. Easement for Sanitary Sewers & Storm Drainage as recorded in Book 8339, Page 290, Book 9129, Page 478, and in Book 9190, page 244, Register's Office for Davidson County, Tennessee.

5. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument # 200507270087930, Register's Office for Davidson County, Tennessee.

6. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Instrument # 200507270087931 and in Instrument # 201305070045867, and in any allied instrument(s) referred to in said restrictions.

The 2015 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is unimproved property, known as 333 White Swans Crossing, 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. Whenever 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 30th day of October, 2015.

Sumner Bank & Trust

By: _____ October 30, 2015

Charles Hooks, Executive Vice President Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Charles Hooks, Executive Vice President for Sumner Bank & Trust, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Executive Vice President of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of October, 2015.

My Commission Expires: 3-2018 _____

Notary Public

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066