WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150103295 DEEDWARR
Recvd: 12/07/15 13:46 2 pgs
Fees:13.00 Taxes:2590.00
20151207-0123108

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00

James R. Omer, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of December, 2015

Robert L. Scruggs
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 8, 2017

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James R Omer	Same As new Owner	Map 115-4
(NAME)	(NAME)	
744 Greeley		Parcel 66.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **Edward C King and Sharon Brock King, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **James R Omer and Nancy A Omer, 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 219 on the Plan of Hillwood Estates section 10, as of record in Plat book 2331, pages 95 and 96, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Edward C. King and wife Sharon Brock King by Warranty Deed, from Lois Held, married, filed for record on September 10, 2001 as Instrument No. 20010901-0098067, Register's Office for Davidson County, Tennesee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2015 real property taxes have been paid, prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 2331, pages 95 and 96, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 744 Greeley, Nashville, TN 37205
(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 hands this 7th day of December, 2015.

Edward C King

Sharon Brock King

State of Tennessee
County of Davidson

Personally appeared before me Edward C King and Sharon Brock King, 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 7th day of December, 2015.

ROBERT L. SCRUGGS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2017

Notary Public Robert L. Scruggs

My Commission Expires: _____

File No.: 36242