WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $164,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 11TH DAY OF DECEMBER, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3-27-2016

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 15-7870 OMNI JV

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Omni Community Services Inc.	NEW OWNER	135140B04700CO
1804 Olive Circle		
Nashville, TN 37217		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

THE ESTATE OF DEBI GAIL BROWN, STEPHEN F. HUPKA, EXECUTOR AND, THE DEBI GAIL BROWN FAMILY TRUST, STEPHEN F. HUPKA, TRUSTEE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

OMNI COMMUNITY SERVICES, INC.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 1804 Olive Circle, Nashville, TN 37217

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand hand on the 11th day of December, 2015.

BILL GARRETT, Davidson County
Trans:T20150109882 DEEDWARR
Recvd: 12/30/15 09:59 2 pgs
Fees:13.00 Taxes:606.80
20151230-0130927

The Estate of Debi Gail Brown

By: Stephen F. Hupka, Jr., Executor

The Debi Gail Brown Family Trust

By: Stephen F. Hupka, Jr., Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, STEPHEN F. HUPKA, as Executor of THE ESTATE OF DEBI GAIL BROWN, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument in the capacities stated and for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 11th day of December, 2015.

Notary Public

My Commission Expires: 3-27-2016

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

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EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee being Lot No. 46 on the Plan of Ransom Place, Section One, Phase Two of record in Book 7900, Page 463, Register's Office for Davidson County, Tennessee, to which plan of reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Debi Gail Brown,* unmarried by Warranty Deed from Mathew R. Feiler and Mary R. Feiler, recorded on the 31st day of October, 2001 in Instrument No. 20011031-0118862, in the Register's Office of Davidson County, Tennessee.

Debi Gail Brown, having since died on June, 16, 2015, her Will was probated in the Circuit Court of Davidson County, Tennessee, Docket No. 15P1428

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RANSOM PLACE, SECTION ONE, PHASE TWO, as recorded in Plat Book 7900, Page(s) 463, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 7867, Page 81, Book 7885, Page 868, Book 7947, Page 436, Book 8070, Page 555, Book 8424, Page 414, Book 8505, Page 235 and Book 8550, Page 764 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Declaration of Covenants, Conditions and Restrictions recorded in Book 8707, Page 86 and Book 8846, Page 184, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, STEPHEN F. HUPKA, as Trustee of THE DEBI GAIL BROWN FAMILY TRUST, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument in the capacities stated and for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 11th day of December, 2015.

Notary Public _____

My Commission Expires: 3-27-2016

