

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $739,000.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of January, 2016.

Notary Public

My commission expires: 9-20-2017

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Marc Oswald	Avenue Bank	**130-03-0-085-00**
510 Lynnwood Boulevard	3833 Cleghorn Ave.	
Nashville, TN 37205-3816	Nashville, TN 37215	

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

Kimberly D. Ely, an unmarried woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Marc W. Oswald and Krista E. Oswald, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

All that certain parcel of land situated in the County of Davidson, State of Tennessee, being the Southerly part of Lot No. 109, the Northerly part of Lot No. 198, part of Brighton Avenue, now closed and part of a 50 feet unnamed street, once known as Sixth Street, lying between Lot Nos. 109 and 198 on the Plan of Royal Oaks Land Company's Subdivision of the Baker Tract of record in Book 421, Pages 102 and 103, Register's Of\u64257?ce of Davidson County, Tennessee.

Said property fronts 100 feet on the Easterly margin of Lynwood Boulevard and extends back 260.1 feet on the Southerly line and 254 feet more or less on the Northerly line to a line in the rear, measuring 100 feet thereon.

Being the same property conveyed to Kimberly D. Ely by Quitclaim deed from Kimberly D. Ely, who acquired title as K. Danforth Ely of record in Instrument No. 20141024-0098260 Register's Office for Davidson County, Tennessee, dated October 2, 2014 and recorded on October 24, 2014.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 510 Lynnwood Boulevard, Nashville, TN 37205-3816.

BILL GARRETT, Davidson County
Trans:T20160008776 DEEDWARR
Recvd: 02/02/16 09:29 2 pgs
Fees:13.00 Taxes:2734.30
20160202-0009857

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 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 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 EFFECTIVE AS OF January 22, 2016:

Kimberly D. Ely

Kimberly D. Ely

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Kimberly D. Ely, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 22nd day of January, 2016.

My Commission Expires: 6-26-16

Notary Public

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

20151681R

Mail to:

Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067