This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Justin & Tara Ostlind 3014 Boulder Park Drive Nashville, TN 37214	NEW OWNER	096140-24700

BILL GARRETT, Davidson County
Trans:T20160017352 DEEDWARR
Recvd: 03/02/16 15:09 2 pgs
Fees:13.00 Taxes:555.00
20160302-0020150

THIS INDENTURE, made this 26th day of February, 2016 between

Crystalline D. Sesler nka Crystaline D. Walker and husband, Jason Walker

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Justin Ostlind and Tara Ostlind, husband and wife

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 227 on the Plan of Hickory Bend Subdivision, Section 4, of record in Plat Book 4175, Page 34, 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 Crystalline D. Sesler NKA Crystalline D. Walker, and husband Jason Walker by Quitclaim Deed dated 12/17/08 from Crystalline D. Sesler nka Crystalline D. Walker of record in Instrument No. 20081230-0123228, and by Warranty Deed dated 8/31/99 from Barbara J. Johnson and husband, Donald E. Johnson of record in Book 11651, Page 884, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 3014 Boulder Park Drive, Nashville, TN 37214.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2016 real property taxes

which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Crystalline D. Walker

Crystalline D. Walker

Jason Walker

Jason Walker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Crystalline D. Walker and Jason Walker, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 26th day of February, 2016.

Karen B. Heavener

Notary Public

My Commission Expires: 7/8/19

Karen B. Heavener
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $150,000.00.

Crystalline D. Walker

Affiant

Sworn to and subscribed before me, this 26th day of February, 2016.

Karen B. Heavener

Notary Public

My Commission Expires: 7/8/19

Karen B. Heavener
State of Tennessee Notary Public
Davidson County