(1)

BILL GARRETT, Davidson County
Trans:T20160021054 DEEDWARR
Recvd: 03/15/16 10:26 2 pgs
Fees:13.00 Taxes:704.85
20160315-0024391

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Natalie Bradley & Haley Tomasek
1206 Overton Street
Old Hickory, TN 37138-2940

SEND TAX BILL TO:
Franklin American Mortgage Co.
6100 Tower Circle, Ste 600
Franklin, TN 37067

MAP/PARCEL 053-03-0-072.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Keith A. Overstreet, an unmarried man, Karen G. Overstreet, and unmarried woman and Joshua K. Overstreet, a married man** has this day bargained and sold, and does hereby transfer and convey unto **Natalie Bradley and Haley Tomasek, a married couple,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Section B, Village of Old Hickory of record in Plat Book 1424, Page 67, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Keith A. Overstreet and wife, Karen G. Overstreet by Warranty deed from Michael John A. King, unmarried of record in Book 11266, page 727, Register's Office for Davidson County, Tennessee, dated December 22, 1998 and recorded on December 28, 1998.

Being the same property conveyed to Donald R. Barrett, Jr., Trustee by Quitclaim Deed from Keith A. Overstreet and Karen G. Overstreet of record in Instrument No. 20140709-0060455, Register's Office for Davidson County, Tennessee, dated June 09, 2014 and recorded on July 09, 2014 and within the same deed the said Donald R. Barrett, Jr., Trustee conveyed his interest in the subject property to Keith A. Overstreet, Karen G. Overstreet and Joshua K. Overstreet, as Tenants in Common with Rights of Survivorship.

This is improved property known as: **1206 Overton Street, Old Hickory, Tennessee 37138**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2016 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to

any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 1424, page 67, and restrictions in Book 1976, page 568 and Book 2447, page 151, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 4th day of March, 2016.

Keith A. Overstreet

Karen G. Overstreet

Joshua K. Overstreet

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Keith A. Overstreet, Karen G. Overstreet and Joshua K. Overstreet** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 4th day of March, 2016.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-07-19

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $190,500.00.

AFFIANT

Subscribed and sworn to before me this the 4th day of March, 2016.

NOTARY PUBLIC

GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 03-07-17

File No: 169100