WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160021199 DEEDWARR
Recvd: 03/15/16 13:12 2 pgs
Fees:13.00 Taxes:577.20
20160315-0024548

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is ~~$169,000.00~~ $156,000.00

Affiant

Subscribed and sworn to before me, this the 11th day of March, 2016.

Notary Public

My commission expires: 10/18/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Nathan Woodhouse **Bryn Henley**	new owner	**09610025100**
3109 Ironwood Drive		
Nashville, TN 37214		

FOR AND IN 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, I,

Douglas A. Oglesby an unmarried man

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

Nathan P. Woodhouse and Bryn Henley, as joint tenants with the right of survivorship

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 No. 637 on the Plan of Cloverhill, Section No. VIII, of record in Book 2331, pages 10 and 11, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Douglas A. Oglesby, an unmarried person, by Special Warranty Deed dated March 16, 2009, from Federal National Mortgage Association a/k/a Fannie Mae, a corporation, of record in Instrument No. 20090323-0026067, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) All matters shown on the Plan of record in Book 2331, Pages 10 and 11, Register's Office for Davidson County, Tennessee;

2) The Plan of record as shown in Book 2331, Pages 10 and 11, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein;

3) Taxes for 2016 which have been prorated and assumed paid by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **3109 Ironwood Drive, Nashville, TN 37214**

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 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 hand(s) this **11th** day of **March, 2016.**

Douglas Oglesby

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Douglas A. Oglesby,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **11th** day of **March, 2016.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/13/17