WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288 - 30252

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $272,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of March, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/30/16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rocky William Oetken	NEW OWNER	155-08-0B-025.00-CO
(NAME)	(NAME)	
4035 SW Advance Rd		
(ADDRESS)	(ADDRESS)	
Wilsonville, OR 97070		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20160024097 DEEDWARR
Recvd: 03/24/16 14:11 2 pgs
Fees: 13.00 Taxes: 1008.25
20160324-0028059

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, **Donna Jones Greek and husband, James Patrick Greek**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Rocky William Oetken and Heidi Oetken, husband and wife,** , hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, being Lot No. 25 on the plan of Subdivision for Phase 1 of South Colony at Riverbend, of record in Plat Book 6900, Page 271, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Donna Jones Greek and husband, James Patrick Greek by Deed from Mark Lyle Barr and wife, Michele Leanne Barr of record in Instrument No. 20060614-0070551, in the Register's Office for Davidson County,
Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2016 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Book 6900, Page 271, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions recorded of record in Book 6474, Page 354 and Amendment recorded of record in Book 6486, Page 588, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions recorded of record in Book 7199, Page 119, First Amendment to Bylaws recorded of record in Book 7781, Page 645, Second Amendment to Bylaws recorded of record in Book 9792, Page 24 and By-laws recorded of record in Book 7199, Page 135, in the Register's Office for Davidson County, Tennessee.

Easement contained in Prepared by the Department of Codes Administration recorded of record in Book 5896, Page 257, in the Register's Office for Davidson County, Tennessee.
Easement recorded of record in Book 6613, Page 536, in the Register's Office for Davidson County, Tennessee.
Charter recorded of record in Book 8748, Page 816, in the Register's Office for Davidson County, Tennessee.
Warranty Deed recorded of record in Book 7781, Page 637, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (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, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 6328 Sweetgum Lane, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 21st day of March, 2016.

Donna Jones Greek

James Patrick Greek

State of Tennessee
County of Williamson

Personally appeared before me Donna Jones Greek and James Patrick Greek, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 21st day of March, 2016.

Notary Public
My Commission Expires: 11/15/17

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

THOMAS SIDWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY