NEW OWNER:

Robert House
2012 Strombury Drive
Hermitage, TN 37076

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 16-0095

Map 086 Group 08-0-A Parcel 048.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20160025162 DEEDWARR
Recvd: 03/29/16 10:38 3 pgs
Fees:18.00 Taxes:788.10
20160329-0029405

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Thirteen Thousand and 00/100 Dollars** ($**213,000.00**) cash in hand paid, the receipt of which is hereby acknowledged, **MARK OYSTON, unmarried,** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **ROBERT HOUSE, unmarried,** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

> **All that certain tract or parcel of land lying and being situated in Davidson County, Tennessee, more particularly described as follows:**
>
> **Land in Davidson County, Tennessee, being Lot No. 455 on the Plan of Camden Woods, Phase III-A, a Planned Unit Development, of record in Plat Book 7900, Page 571, 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 Mark Oyston and Christine Ann Oyston, by Special Warranty Deed from DLJ Mortgage Capital, Inc., dated May 14, 2010, record by Instrument No. 20100615-0046533, Register's Office for Davidson County, Tennessee. Christine Ann Oyston passed away on

August 6, 2012, and had remained married to Mark Oyston, without intervening legal separation or divorce from the time of acquisition of this property until her passing, thereby vesting all ownership interest in Mark Oyston, the surviving tenant by the entirety.

This is IMPROVED property known as 2012 Strombury Drive, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 28th day of **March, 2016.**

MARK OYSTON

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, MARK OYSTON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of **March, 2016.**

NOTARY PUBLIC

My commission expires: 1-6-20

PATRICE J. GALAWAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

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The actual consideration or value, whichever is greater, for this transfer is $ **213,000.00** .

Robert House

AFFIANT

Sworn to and subscribed to before me this 28th day of **March, 2016**.

Erika Piland

NOTARY PUBLIC

My commission expires: STATE OF TENNESSEE NOTARY PUBLIC ERIKA PILAND DAVIDSON COUNTY MY COMMISSION EXPIRES 9-10-2018