6

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of May, 2016

Notary Public

MY COMMISSION EXPIRES: 11/5/18

(AFFIX SEAL)

THERESA L. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20160041751 DEEDWARR
Recvd: 05/18/16 13:06 2 pgs
Fees:13.00 Taxes:436.60
20160518-0049672

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Richard Ozmun and LaVonne Ozmun	SAME	164060A04500
(NAME)	(NAME)	
4316 Summercrest Blvd., Apartment 513		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **I. Dyke Tatum,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Richard Ozmun and LaVonne Ozmun, husband and wife,** 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 all of Unit 45 on the Plan of Autumn Glen, Section I, A Condominium Regime, as shown of record in Instrument No. 200209260117438 of the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for more complete and accurate details of said lot.

Being the same property conveyed to I. Dyke Tatum by Quitclaim Deed from Vantage Pointe Properties, dated _____ and of record in Instrument No. 20160518-0049671, Register's Office for Davidson County, Tennessee.

Being the same property previously conveyed to Vantage Pointe Properties, LLC by Quitclaim Deed from Eric Sox dated August 31, 2012 and recorded January 6, 2015 of record in Instrument No. 20150106-0001489, Register's Office for Davidson County, Tennessee.

Being the same property previously conveyed to Eric Sox by Quitclaim Deed from Dan Heichelbech, dated July 18, 2012 and recorded August 31, 2012, of record in Instrument No. 20120831-0078920, Register's Office for Davidson County, Tennessee

Being the same property previously conveyed to Eric Sox by Deed from Les Lazarus dated June 5, 2009 and recorded June 5, 2009 of record in Instrument No. 20090605-0052358, Register's Office for Davidson County, Tennessee.

Being the same property previously conveyed to Les Lazarus and Dan Heichelbech by Trustee's Deed from Shellie Wallace, successor trustee, dated May 29, 2009 and recorded June 5, 2009 of record in Instrument No. 20090605-0052275, Register's Office for Davidson County, Tennessee.

Subject to Sanitary Sewer and/or Storm Drainage Easement of record in Instrument No. 20020823-0102072; Amended and Restated Master Deed and By-Laws of record in Instrument No. 20030929-0143614; Ingress/ Egress Easement of record in Instrument No. 20021211-0153095; Public Utility Easement of record in Instrument No. 20020828-0104004; Right to Use Common Area and Maintenance Agreement of record in Instrument No. 20010308-0021946; All matters shown on the plan of record in Instrument No. 20020926-0117438, all in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 4316 Summercrest Blvd., Apartment 513, Antioch, TN 37013
(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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 hands this 10th day of May, 2016.

I. Dyke Tatum

State of Tennessee
County of Davidson

Personally appeared before me I. Dyke Tatum, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 10th day of May, 2016.

Notary Public
My Commission Expires: 11/5/18

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

File No.: 16-Ozmun