G#28456-3
Box# 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160045514 DEEDWARR
Recvd: 05/31/16 12:07 2 pgs
Fees:13.00 Taxes:471.75
20160531-0054351

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$127,500.00**

Affiant

Subscribed and sworn to before me, this the 27th day of May, 2016.

Notary Public

My commission expires:

(AFFIX SEAL)

HOUSTON W. HOWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

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
Scott P. Oetjen	**Ascend Federal Credit Union**	**Map 135-14-0-A Parcel 116.00co**
812 Rocky Mountain Parkway	**P.O. Box 1210**	
Antioch, TN 37013	**Tullahoma, TN 37388**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Stephen A. Oetjen, single

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

Scott P. Oetjen, unmarried man

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 61, on the Final Plat, Phase Three of Pinnacle Point Subdivision, a Planned Unit Development, of record in Plat Book 6900, Page 391 and 392, 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 Stephen a. Oetjen, single, by Deed from Emory Thomas Joganic and wife Marie A. Joganic, dated July 28, 2000, of record in Instrument No. 20000731-0074986, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 6900, Page 391 and 392, said Register's office;
2) Restrictive Covenants executed by Nick Simon of record in Book 6405, Page 169, Register's Office for Davidson County, Tennessee;
3) Master Deed, Declaration of Covenants and Restrictions, By-Laws of Pinnacle Point Homeowners Association, all as made, provided and set out in an Instrument of record in Book 7032, Page 730 through 777, both inclusive, said Register's office, specific reference to which is here made for each instrument;
4) Article of Incorporation of Pinnacle Point Homeowners Association of record in Book 7058, Page 234 through 239, both inclusive, said Register's office, specific reference to which is here made;
5) Easement for public utilities, sewer easements, anchor easements, building setback lines, notes and conditions of Owner's Certificates, as shown on the Plan of record in Book 6900, Page 140 and 141, said Register's Office;
6) Easement for public utilities, sewer easements, anchor easements, building setback lines, notes and conditions of Owner's Certificates, as shown on the Plan of record in Book 6900, Page 391 and 392 and 393, said Register's Office;
7) Amendment to Declaration of covenants, Conditions and Restrictions of record in Book 7067, Page 739, said Register's office, specific reference to which is here made;
8) Certificate of Correction of Acknowledgement and Oath of record in Book 7065, Page 959, said Register's office;
9) Deed of Conveyance to Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, of record in Book 7097, Page 158, said Register's Office;
10) Taxes for 2016, a lien not yet due and payable, which have been prorated and assumed by the Grantee herein.

This is Improved (__X__) Unimproved (____) property, known as **812 Rocky Mountain Parkway, Antioch, TN 37013**

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 **27th** day of **May, 2016.**

Stephen A. Oetjen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at Nashville, Tennessee, this **27th** day of **May, 2016.**

Notary Public

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

My Commission Expires: _____