WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

Deanie L. Gregory
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2016.

Notary Public

MY COMMISSION EXPIRES: January 09, 2016

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

BILL GARRETT, Davidson County
Trans: T20160046681 DEEDWARR
Recvd: 06/02/16 15:18 2 pgs
Fees: 13.00 Taxes: 1609.50
20160602-0055827

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Margaret M. Ossman and spouse, Robert J. Ossman	USAA Federal Savings Bank	011150a00400co
(NAME)	(NAME)	
119 Lakeside Drive	10750 McDermott Freeway	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	San Antonio, TN 78288	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JAMES L. SMITH AND WIFE, SHIRLEY SMITH AND DONALD A. McCRARY AND WIFE, TAMMARA F. MCRARY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARGARET M. OSSMAN AND SPOUSE, ROBERT J. OSSMAN, 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:

A certain tract or parcel of land located in Davidson County, Tennessee, and described as follows to wit:

Land situated in the 10th Civil District of Davidson County, Tennessee, being Building Site No. 4 of Lakewood Farms, a condominium, created under Title 64, Sections 2701 et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5031, Page 812, Register's Office for Davidson County, Tennessee, together with a 1/8 undivided percentage interest in the Common Elements appurtenant to said Building Site as set forth in said Master Deed, said Plan of Lakewood Farms being of record in Plat Book 4860, Page 102, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a Control Iron Pin designated as 5853.00, 1678.000, N 74 deg. 33' E 551.9 feet to a point; thence N 55 deg. 00' E 122.1 feet to a point; thence N 83 deg. 42' E 222.4 feet to a point; thence S 07 deg. 02' W 131.4 feet to a point; thence S 16 deg. 02' E 191.9 feet to a point; thence S 14 deg. 54' E 185.8 feet to a point; thence S 68 deg. 54' W 638.6 feet to a point; thence N 35 deg. 18' W 591.8 feet to the point of beginning, containing 9.19 acres, more or less.

Being the same property conveyed to James L. Smith and spouse, Shirley Smith from Bank of Goodlettsville by Warranty Deed dated May 5, 1983 of record in Book 6054, Page 390, Register's Office for Davidson County, Tennessee. The same James L Smith and wife, Shirley Smith conveyed a 1/2 undivided interest to Donald A. McCrary and wife, Tammara F. McCrary by Quitclaim Deed dated May 28, 1998, recorded in Book 10961, Page 17, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2016; NOTES, EASEMENTS, BUILDING SETBACK LINES, AND ALL MATTERS SET FORTH ON THE PLAN OF LAKEWOOD FARM OF RECORD IN BOOK 4860, PAGE 102, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO MASTER DEED FOR HORIZONTAL PROPERTY REGIME OF RECORD IN BOOK 5031, PAGE 812 AND BY-LAWS OF LAKEWOOD FARM OF RECORD IN BOOK 5031, PAGE 819, SAID REGISTER'S OFFICE AND SUBJECT TO EASEMENTS OF RECORD AFFECTING SUBJECT PROPERTY.

unimproved ☐

This is improved ☑ property, known as 119 Lakeside Drive, Goodlettsville, TN 37072

(House Number) (Street) (City, State) (Zip Code)

(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 our hands this 31st day of May, 2016.

James L. Smith

Shirley Smith

Donald A. McCrary

Tammara F. McCrary

STATE OF TENNESSEE

COUNTY OF DAVIDSON

*and wife

On this 31st day of May, 2016, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **James L. Smith*, Shirley Smith, Donald A. McCrary, and Tammara F. McCrary**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

** husband and wife

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
January 09, 2018

Notary Public,

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

Deanie L. Gregory
State of Tennessee Notary Public
Davidson County