01288-31159

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160047079 DEEDWARR
Recvd: 06/03/16 14:14 2 pgs
Fees:13.00 Taxes:1091.50
20160603-0056299

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of June, 2016.

Notary Public

MY COMMISSION EXPIRES: 11/15/17

(AFFIX SEAL)

WILLIAMSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE THOMAS ASHLEY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1st First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Daniel Oliver	NEW OWNER	160 03 0 001.00
(NAME)	(NAME)	
5176 Regent Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Edward Mason, Trustee of the Revocable Trust of Patricia Mason, dated Janury 30, 2012**, hereinafter called the GRANTOR (S), has bargained and sold, and by these presents do transfer and convey unto **Daniel Oliver and Jennifer Oliver, husband and wife**, hereinafter called the GRANTEE(S), 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. 312, on the Plan of Haileywood Estates, Section 8-C of record in Plat Book 3106, Page 78, 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 Charles E. Mason and wife, Patricia S. Mason by Warranty Deed from O.H. Mason and wife, Dorothy Mason, dated 01/29/1963, recorded 01/30/1963 of record in Book 3503, Page 175, in the Register's Office for Davidson County, Tennessee. Charles E. Mason died on October 25, 1979, leaving Patricia S. Mason as the sole surviving tenant by the entirety. Being the same property conveyed to Edward Mason, Trustee under the Revocable Trust Agreement of Patricia Mason, dated January 30, 2012, by Quitclaim Deed from Patricia S. Mason, a widow dated 02/09/2012, recorded 02/09/2012 of record in Instrument No. 20120209-0011729 as corrected by Deed of Correction of record in Instrument No. 20120306-0019366, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS FURTHER SUBJECT TO THE FOLLOWING:
Property Taxes for 2016 and subsequent years, a lien not yet due and payable. 2016 property taxes have been prorated between Grantor and Grantee.
All matters shown on the plat of record in Plat Book 3106, Page 78, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 3339, Page 54, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto.

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 5176 Regent Drive, Nashville, TN 37220

(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), 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), 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 hand this 1st day of June, 2016.

EDWARD MASON, TRUSTEE OF THE REVOCABLE TRUST OF PATRICIA MASON, DATED JANURY 30, 2012

Edward Mason
Trustee

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Edward Mason with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Trustee of Edward Mason, Trustee of the Revocable Trust of Patricia Mason, dated Janury 30, 2012 and that he as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Trustee.

WITNESS my hand and seal this 1st day of June, 2016.

Notary Public
My Commission Expires: 11/15/19

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

