File Box 8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160047608 DEEDWARR
Recvd: 06/06/16 14:15 2 pgs
Fees:13.00 Taxes:995.30
20160606-0056919

W-NC-16-7277-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF JUNE, 2016.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER (S)
James T. Olson	F & M BANK	
(NAME)	(NAME)	114-08-0C-060.00-CO
7277 Charlotte Pike #252	10 CADILLAC DRIVE, SUITE 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209-5044	BRENTWOOD, TN 37027	
(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 consideration, the receipt of which is hereby acknowledged, **STEPHEN W. GOSSIN, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES THOMAS OLSON AND KATRINA JESSICA OLSON, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 252, Lot No. 57 on the Plan of Final Plat West Park, Phase 2 as established by Master Deed for West Park Homeowners Association, Inc., of record as Instrument Number 20040304-0024541, as amended by First Amendment and Supplement to the Declaration of Covenants, Conditions and Restrictions and By-laws for West Park Homeowner's Association, Inc. of record as Instrument No. 20041221-0151636, Register's Office for Davidson County, Tennessee and as further set out on the Plan of West Park, Phase 2 of record as Instrument No. 20041112-0136248, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Stephen W. Gossin, a single man by Warranty deed from Julia Yocum of record in Instrument No. 20130430-0043162 Register's Office for Davidson County, Tennessee, dated April 26, 2013 and recorded on April 30, 2013.

This conveyance is subject to:
- Taxes for the year 2016.
- All matters shown on the Boundary Plat of record as Instrument Number 20041112-0136248.
- All matters shown on the Plan of West Park, Phase One, of record in Instrument Number 20040624-0075135.
- All matters shown on the Plan of Boundary Plan of West Park of record in Instrument No. 20040624-0075136.
- Covenants, Conditions and Restrictions of record in Instrument Number 20040304-0024541, as amended and supplemented in Instrument No. 20041221-0151636, as further amended in Instrument No. 20050222-0018812, and as further supplemented in Instrument No. 20060202-0013378.
- Conveyance of common area of record in Instrument No. 20120731-0067330.
- An Overhand Easement for electric power lines and incidental use over a portion of the property granted the Metropolitan Government by The Eldorado Company of record in Book 6301, Page 684.
- Stormwater Detention Agreement of record in Instrument Number 20030530-0073233.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7277 Charlotte Pike #252, Nashville, Tennessee 37209-5044**.

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), their heirs and 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), 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 the 3 DAY OF JUNE, 2016.

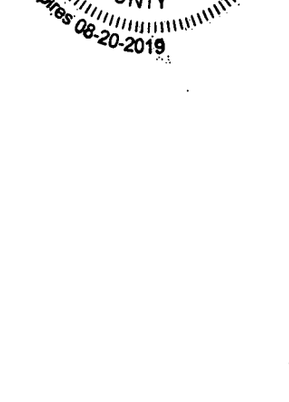
Stephen W. Gossin by John Gleaves, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of STEPHEN W. GOSSIN, and who acknowledged he/she/they executed the same as the free act and deed of the said STEPHEN W. GOSSIN.

Witness my hand and official seal, this the 3rd of June, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212