BILL GARRETT, Davidson County
Trans:T20160048889 DEEDWARR
Recvd: 06/09/16 11:19 2 pgs
Fees:13.00 Taxes:591.63
20160609-0058348

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Amanda White
1411 Ocoee Trail
Madison, TN 37115-5615

SEND TAX BILL TO:
New Owner

MAP/PARCEL 053-14-076.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Maria L. Olson, a single woman,** has this day bargained and sold, and does hereby transfer and convey unto **Amanda White, an unmarried woman,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 189 on the Map of Nawakwa Hills, Powwow Addition, Section No. 6, not of record, and described as follows:

Beginning on the easterly margin of Ocoee Trail at the northwest corner of the property conveyed to Seth T. Haws and wife, by deed from Chas. U. Coggin, Trustee, et al, of record in Book 1875, page 472, Register's Office for said County, being the corner of Lots 188 and 189; thence with the line between said two lots eastwardly 150 feet; thence northwardly 50 feet to the corner of Lots 189 and 190; thence with the line between said two lots westwardly 150 feet to the easterly margin of Ocoee Trail; thence with the same southwardly 50 feet to the beginning.

Being the same property conveyed to Maria L. Olson by Warranty Deed from Robert Slate, Jr., unmarried, of record in Book 8503, Page 268, Register's Office for Davidson County, Tennessee, dated December 2, 1991 and recorded on December 6, 1991.

This is improved property known as: **1411 Ocoee Trail, Madison, Tennessee 37115-5615**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2016 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record

in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 8th day of June, 2016.

Maria L. Olson

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Maria L. Olson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 8th day of June, 2016.

NOTARY PUBLIC

My Commission Expires: 10-07-19

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $159,900.00.

AFFIANT

Subscribed and sworn to before me this the 8th day of June, 2016.

NOTARY PUBLIC

My Commission Expires: 3-20-2020

CHEL MARIE COLLINS STATE TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM

COUNTY OF CHEATHAM NOTARY PUBLIC STATE OF TENNESSEE

File No: 169313