BILL GARRETT, Davidson County
Trans:T20160052759 DEEDWARR
Recvd: 06/21/16 14:23 2 pgs
Fees:13.00 Taxes:1128.50
20160621-0063144

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 16th day of June, 2016

Notary Public
Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Reed Omary 528 River Rouge Drive Nashville, TN 37209	220 Craighead Ave Nashville, TN 37205	090-0-161

WARRANTY DEED

FOR AND IN 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, I/WE,

Kyle Bemis and Ashton Smith

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Reed Omary and Lesley Omary, husband and wife

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:

BEING all of Lot No. 667 on the PLAN OF CHARLOTTE PARK, SECTION ELEVEN, according to survey and plat of same appearing ofrecord in Plat Book 2900, Page 79, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description ofsaid lot.

Being the same property conveyed to Kyle Bemis, a siingle man and Ashton Smith, a single woman, by Warranty Deed from Nancy L. Hooper, trustee of the Olivia Hopper Debboli revocable living trust, dated 08/23/2012 and recorded 08/28/2012 in Instrument No. 20120828-0077620, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 528 River Rouge Drive, Nashville, TN 37209.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 16th day of June, 2016.

Kyle Bemis

Ashton Smith

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kyle Bemis and Ashton Smith** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 16th day of June, 2016.

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 7/13/20

(Notary Seal)