NEW
OWNER:

Irvin B. Oten, III
736 Rowan Drive
Nashville, TN 37027

SEND TAX BILLS

TO: NEW OWNER

THIS INSTRUMENT PREPARED BY:
Roger Ligon
3401 John Mallette Dr.
Nashville, Tn. 37218

BILL GARRETT, Davidson County
Trans:T20160066654 DEEDWARR
Recvd: 08/03/16 09:07 2 pgs
Fees:13.00 Taxes:222.00
20160803-0079967

Map 59-10

Parcel 59

WARRANTY' DEED

FOR AND IN CONSIDERATION of the sum of **SIXTY THOUSAND and 00/100 Dollars ($60,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Michael Christman**, ("Grantor"), has this day bargained and sold and by these presents does hereby transfer and convey unto **Irvin B Oten, III**, ("Grantee"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, 12th Civil District; Being Lot No. 303 on the Plan of Haynes Manor, Section II, as of record in Book 3700, Page 88, Register's Office for said County.

Said Lot 303 fronts 75 feet on the northerly side of Rowan Drive, and extends back 130 feet on the easterly line and 128.5 feet on the westerly line, to a dead line measuring 91.80 feet thereon.

Being the same property conveyed to Michael Christman, by Quitclaim Deed from Michael V. Wright, Lillian Marie Richmond, Robert Wright, Calla Bethel Wright and Calla Bethel Wright as Guardian for Moses Wright, by Court Order entered April 13, 2016, Seventh Circuit Court, Case No. 16P444, dated May 16, 2016, and of record in Instrument No. 20160617-0061676 Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 736 Rowan Drive, Nashville, TN 37027.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

THIS Property is transferred "as-is" with no warranty of any type.

POSSESSION shall be given _____--' 2016.

The preparer of this Deed makes no representation as to the description of or status of title to the property described herein. This Deed has been prepared solely from the information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 29th day of **July, 2016**.

Michael Christman

Michael Christman

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **Michael Christman**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of **July, 2016**.

Jacqueline G Brown

NOTARY PUBLIC

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 11-5-18

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The actual Consideration or value, whichever is greater, for this transfer is **$60,000.00**.

William B. Douglas

AFFIANT

Sworn to and subscribed to before me this 29th day of July, 2016.

Jacqueline G Brown

NOTARY PUBLIC

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 11-5-18