RETURN TO

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans: T20160095423 DEEDWARR
Recvd: 10/28/16 11:34 2 pgs
Fees: 13.00 Taxes: 1461.50

20161028-0114057

(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00

Affiant

Subscribed and sworn to before me, this 27th day of October, 2016

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Arthur C. Kirkland Jr.	Same as new owner	172-10-0B
(NAME)	(NAME)	(MAP)
6261 Palomar Court		046.00-CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37211-7482		
(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, I/we, **David G. Oslund and Michelle Oslund, husband and wife,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Arthur C. Kirkland Jr. and Frances S. Kirkland, husband and wife**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Cluster Lot Development Christiansted Valley Phase 2, Revision 1 of record in Plat at Instrument No. 20010209-0012854, 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 David G. Oslund and Michelle Oslund, husband and wife by Warranty deed from Craig Beavers and Brittany Beavers, husband and wife of record in Instrument No. 20150724-0073030 Register's Office for Davidson County, Tennessee, dated July 22, 2015 and recorded on July 24, 2015.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 6261 Palomar Court, Nashville, Tennessee 37211-7482

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 do 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 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 25 day of October, 2016.

David G. Oslund

Michelle Oslund

STATE OF GEORGIA
COUNTY OF FORSYTH

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared David G. Oslund and Michelle Oslund with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oaths acknowledged themselves to be the within named bargainors, and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at ALPHARETTA, GEORGIA (city, state), on this the 25 day of October, 2016.

Notary Public

My Commission Expires: April 1st 2018

NIMITA PATEL NOTARY PUBLIC FORSYTH COUNTY GEORGIA EXPIRES April 1, 2018