WARRANTY DEED

ARTRINNA MINNIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $201,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of April, 2017

Notary Public

MY COMMISSION EXPIRES: 3-10-2019

(AFFIX SEAL)

File# 11960
Return to:

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charlie Staton	new owner	09308005000
(NAME)	(NAME)	
1004 Ozark St.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **J. W. Barret, Trustee of The Sask Nash Trust,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Charlie Staton,** Unmarried 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:

Land in Davidson County, Tennessee, being Lot No. 55, on the Plan of J.B. Haynies Central Park, as of record in Plat Book 161, Page 116, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to J.W. Barret, Trustee of The Sask Nash Trust, by deed of record in Instrument No. 20161027-0113641 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 1004 Ozark St., Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

BILL GARRETT, Davidson County
Trans:T20170037030 DEEDWARR
Recvd: 05/02/17 14:14 2 pgs
Fees:13.00 Taxes:743.70
20170502-0043164

Witness my/our hands this 13th day of April, 2017.

J. W. Barret, Trustee of The Sask Nash Trust

State of Tennessee
County of Williamson

On this the 13th day of April 2017, before me, personally appeared J. W. Barret as Trustee of The Sask Nash Trust, to me known to be the person described in and who will executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

WITNESS my hand and seal this 13th day of April, 2017.

Notary Public
My Commission Expires: _____

File No.: 11960

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020