New owner and send taxes to: Teri Omoumi
4200 Walnut Grove Rd.
Cookeville, TN 38506

This instrument was prepared by Jack Franklin, Attorney at Law,
10 East Bockman Way, Sparta, Tennessee 38583

WARRANTY DEED

THIS INDENTURE made and entered into this the 11th day of May, 2017, by and between KAREN ANN CANNON, ROBERT BRUCE TUGWELL, JR., MICHAEL LEE TUGWELL and TINA TUGWELL HUDSON, hereinafter referred to as the GRANTORS, and MIKE OMOUMI and wife, TERI OMOUMI, hereinafter referred to as the GRANTEES.

WITNESS, that for and in consideration of the sum of ONE HUNDRED THIRTY THOUSAND DOLLARS and 00/100 ($130,000.00), cash in hand this date paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the said GRANTORS have this day bargained and sold and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, the following described tract or parcel of land to-wit:

Land in Davidson County, Tennessee, being Lot No. 30 on the Map of Blair Heights, Section Two, of record in Book 2133, page 51, in the Register's Office of Davidson County, Tennessee. (Description same as previous deed of record.)

Said Lot No. 30 fronts 150 feet on the East side of Linda Lane and runs back between parallel lines 267 feet to a dead line.

This conveyance is made subject to all plat matters, restrictions, easements and right-of-ways applicable to the above described property.

Being property acquired by Grantors as all of the heirs of Nancy Laux Tugwell, who died in January 2017, a resident of Davidson County, Tennessee. Further, being property acquired by Robert B. Tugwell and wife, Nancy Laux Tugwell, by deed from Buford L. Wright and wife, of record in Book 2545, page 543, in the Register's Office of Davidson County, Tennessee, with Nancy Laux Tugwell being the surviving tenant by the entirety of Robert B. Tugwell..

BILL GARRETT, Davidson County
Trans:T20170041604 DEEDWARR
Recvd: 05/16/17 12:14 4 pgs
Fees:23.00 Taxes:481.00
20170516-0048505

FORM FOR OATH

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property or interest in the property transferred, whichever is greater, is $130,000.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

AFFIANT

Subscribed and sworn to before me this the 12th day of May, 2017.

NOTARY PUBLIC or REGISTER

My commission expires: 06-26-2019

JOYCE L. PLATTON
NOTARY PUBLIC AT LARGE
WHITE COUNTY, TN

The 2017 real estate taxes will be pro-rated between Grantors of 211 Linda Lane, Madison, Tennessee 37115, and Grantees of 4200 Walnut Grove Road, Cookeville, Tennessee 38506. Thereafter, the real estate taxes will be paid by Grantees.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging unto the said GRANTEES, their heirs and assigns, forever; and the said GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple; have a good and lawful right to convey same, and that the same is unencumbered.

The GRANTORS further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS on this the day and date first above written.

Karen Ann Cannon
KAREN ANN CANNON

STATE OF GEORGIA
COUNTY OF Lumpkin

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, KAREN ANN CANNON, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal of office in Lumpkin, Georgia, on this the 11th day of May, 2017.

Tyler Edelberg
NOTARY PUBLIC

My commission expires: 6-11-17

TYLER EDELBERG
My Commission
NOTARY
PUBLIC
EXPIRES
06-11-2017
LUMPKIN COUNTY, GEORGIA

Robert Bruce Tugwell Jr.
ROBERT BRUCE TUGWELL, JR.

Michael Lee Tugwell
MICHAEL LEE TUGWELL

Tina Tugwell Hudson
TINA TUGWELL HUDSON

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, ROBERT BRUCE TUGWELL, JR., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal of office in Madison, Tennessee, on this the 12 day of May, 2017.

Chad Bryson
NOTARY PUBLIC

CHAD BRYSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 5-8-2018

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, MICHAEL LEE TUGWELL, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal of office in Hermitage, Tennessee, on this the 12th day of May, 2017.

NOTARY PUBLIC

JON HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: _____

My Commission Expires May 6, 2019

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, TINA TUGWELL HUDSON, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal of office in Goodlettsville, Tennessee, on this the 13th day of May, 2017.

Vicky H. Warren
NOTARY PUBLIC

VICKY H. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 5, 2020

My commission expires: _____