WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170059478 DEEDWARR
Recvd: 07/12/17 09:43 2 pgs
Fees: 13.00 Taxes: 1775.63
20170712-0069987

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $479,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of July, 2017.

Notary Public

MY COMMISSION EXPIRES: 6-30-2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John C. Trice	SAME	064-03-0B-129-00-CO
(NAME)	(NAME)	
1672 Rachel Way		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(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 considerations, the receipt of which is hereby acknowledged, we, **Mark K. Oeser and Sharon Oeser, Husband and Wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **John C. Trice and Wife, Sandra L. Trice**, hereinafter called the GRANTEE(S), 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. 138, on the Final Plat of Phase Nine, Brandywine Pointe (a Planned Unit Development) of record in Plat Book 9700, Page 184, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Mark K. Oeser by Quitclaim Deed from Elizabeth J. Oeser, dated 11/16/2011, recorded 12/07/2011, of record in Instrument No. 20111207-0095447, in the Register's Office for Davidson County, Tennessee.

The said Mark K. Oeser having since married to Sharon Oeser joins in this conveyance to waive any and all rights she has in said property.

All matters shown on the plat of record in Plat Book 9700, Page 184, in the Register's Office for Davidson County, Tennessee. 10. All matters shown on the boundary plat of record in Book 7900, Page 156, in the Register's Office for Davidson County, Tennessee Covenants, conditions, easements and restrictions of record in Book 8120, Page 170, First Amendment to Declaration of record in Book 8671, Page 484, Rules & Regulations of record in Instrument No. 20151207-0122778, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 10119, Page 188, in the Register's Office for Davidson County, Tennessee. Easement contained in Deed of Conveyance of record in Book 10693, Page 749, n the Register's Office for Davidson County, Tennessee. Amendment to By-Laws of Brandywine Pointe Community Association, Inc., of record in Book 10721, Page 835, in the Register's Office for Davidson County, Tennessee. Charter of Brandywine Pointe Community Association, Inc., of record in Book 9013, Page 39 and

Book 9117, Page 77, in the Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1672 Rachel Way, Old Hickory, TN 37138
(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 GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 our hands this 3rd day of July, 2017.

Mark K. Oeser

Mark K. Oeser

Sharon Oeser

Sharon Oeser

State of Tennessee
County of Wilson

Personally appeared before me Mark K. Oeser and Sharon Oeser, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 3rd day of July, 2017.

Lissa Groom

Notary Public

My Commission Expires: 9.16.2020

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122