WARRANTY DEED

Bill Garrett Davidson County
Batch# 14362 DEEDWARR
10/17/2017 10:45:30 AM 3 pgs
Fees: $18.00 Taxes: $270.10
20171017-0106256

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $73,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF OCTOBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 5/13/2020
(AFFIX SEAL)

DEANNA L COOPER
NOTARY PUBLIC
STATE OF TENNESSEE
MARSHALL COUNTY

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF17-100586

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Toby Neil Tate and Stacey O'Saile Tate	Everett Financial Inc., dba Supreme Lending	
(NAME)	(NAME)	
6912 Hall Road	14801 Quorum DR, Suite 300	019-13-0-011.00
(ADDRESS)	(ADDRESS)	
Greenbrier, TN 37073	Dallas, TX 75254	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF SEVENTY-THREE THOUSAND AND NO/100 DOLLARS ($73,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, NORMAN F. O'SAILE, JR., AN UNMARRIED MAN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TOBY NEIL TATE AND STACEY O'SAILE TATE, HUSBAND AND WIFE, 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 the South part of Lot No. 7 on the Map of James M. Phipps Addition to the Town of Goodlettsville, Tennessee, as of record in Book 547, Page 151, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 63 feet on the North side of Depot Street and runs back between lines 115-1/2 feet on the West line and 114 feet on the East line to a dead line in the rear on which it measure 62 feet.

Being the same property conveyed to Norman F. O'Saile and wife, Thelma C. O'Saile by Warranty deed from Lyndell E. Yates Sr., and wife, Nancy M. Yates of record in Book 4709, page 986, Register's Office for Davidson County, Tennessee, dated May 22, 1973 and recorded on May 23, 1973. The said Norman F. O'Saile and wife, Thelma C. O'Saile are now deceased. See Affidavit of Heirship Recorded in Book

10661, page 361.

Being the same property conveyed to Robert L. Sanders, Trustee by Quitclaim Deed from Marie Sue Webb, Willie Ruth Stone and Norman F. O' Saile, Jr. as the Heirs-At-Law of Norman F. O' Saile, Sr., of record in Book 10661, page 363, Register's Office for Davidson County, Tennessee, dated October 10, 1997 and recorded on October 29, 1997 and within the same deed the said Robert L. Sanders, Trustee conveyed his interest in the subject property to Norman F. O'Saile, Jr.

THIS CONVEYANCE IS MADE 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, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 118 Depot Street, Goodlettsville, TN 37072
(House No.) (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.

Witness my/our hand(s) this the 16th day of October, 2017

Norman F. O'Saile, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

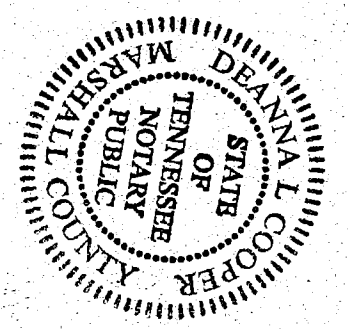
On this the 16th day of October, 2017, before me personally appeared Norman F. O'Saile, Jr. to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 16th day of October, 2017.

Deanna L Cooper
Notary Public

My Commission Expires: 5/13/2020

(SEAL)



True Copy Certification

I, Jamie Ivey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, William S. Corley, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06/29/2021

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY