Bill Garrett Davidson County
Batch# 57945 DEEDWARR
02/12/2018 02:09:30 PM 2 pgs
Fees: $13.00 Taxes: $527.25
20180212-0013917

WARRANTY DEED

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$142,500.00.**

Affiant

Subscribed and sworn to before me this 8th day of February, 2018

Notary Public
My Commission expires: 7/6/19
(Affix Seal)

THIS INSTRUMENT PREPARED BY

Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Eliot B. Houser	SAME	043-14-0-187.00
5860 Eatons Creek Road		
Madison, TN 37115		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Amanda Dean, as Successor Trustee for The 665 Old Hickory Trust**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Eliot B. Houser and Kristine Houser, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 2 on the plan of Section One, Luther & Ruby Youngblood Subdivision, of record in Book 8250, page 229, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Subject to a certain Permanent Driveway Easement which having been conveyed with Lot 1, and described as follows, to-wit:

A Permanent Driveway Easement is hereby conveyed with said lot. This being part of Lots 2 and 1, shared property line entering from the front and crossing the front portion of Lot 2 and being part of said Lot 2, for the purposes of ingress and egress for Lot One, and having shared maintenance of such driveway.

Being the same property conveyed to Andy Maloney, as Trustee for The 665 Old Hickory Trust, from James O. Oatsvall Sr. and Jean Y. Oatsvall, by deed on September 6, 2017, of record in Instrument Number 20170908-0092270, Register's Office for Davidson County, Tennessee. Amanda Dean qualified and was appointed Successor Trustee of The 665 Old Hickory Trust.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

Subject to all matters as shown on the Plan of record in Book 8250, page 229, Register's Office Davidson County, Tennessee.

Easements as set forth in instrument recorded in Book 9188, page 872; and Book 10015, page 61, Register's Office for Davidson County, Tennessee.

This is improved property known as: **665 East Old Hickory Blvd, Madison, TN 37115**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 February 8, 2018.

The 665 Old Hickory Trust

By Amanda Dean, Successor Trustee

STATE OF TENNESSEE
COUNTY OF Robertson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Amanda Dean, as Successor Trustee** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 8, 2018

My commission expires 5-5-19

Notary Public

EMMA JEAN HENDRICK NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF ROBERTSON

I, Andy Maloney, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-3-2021

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.