Bill Garrett Davidson County
Batch# 70502 DEEDWARR
03/19/2018 10:57:37 AM 2 pgs
Fees: $13.00 Taxes: $735.93

20180319-0025551

(1)

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
3200 West End Avenue, Suite 500
Nashville, TN 37203
TN BPR # 11639
P 615.414.1368 F 615.915.4964

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $198,900.00.

Brittany
Affiant

Subscribed and sworn to before me, this 16 day of March, 2018.

Elizabeth Harland Willis
Notary Public
My commission expires: 1-30-22

ELIZABETH HARLAND WILLIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: JANUARY 30, 2022

Address of New Owner	Send Tax Bills to:	Tax Information
RYAN J. OETTING 652 JAMES AVENUE NASHVILLE, TN 37209	NEW OWNER	091-05-0 012.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN T. ROBBINS AND WIFE, EMILY CAPES ROBBINS** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to, **RYAN J. OETTING, A SINGLE MAN**, hereinafter called the Grantee, his successors 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. 9 ON THE PLAN OF MOSS-WOOD SUBDIVISION, OF RECORD IN BOOK 1663* PAGE 102, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF. *2663

BEING THE SAME PROPERTY CONVEYED TO JOHN T. ROBBINS, UNMARRIED, BY DEED FROM MARK L. CURTIS, MARRIED, DATED MARCH 12, 2009, RECORDED MARCH 16, 2009, OF RECORD IN INSTRUMENT NO. 20090316-0023328, DAVIDSON COUNTY REGISTER OF DEEDS.

FURTHER BEING THE SAME PROPERTY CONVEYED TO JOHN T. ROBBINS AND WIFE, EMILY CAPES ROBBINS BY QUITCLAIM DEED DATED OCTOBER 9, 2017, OF RECORD IN INSTRUMENT NO. 20171011-0104179, DAVIDSON COUNTY REGISTER OF DEEDS.

This property is improved property known as 652 JAMES AVENUE, NASHVILLE, TN 37209.

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, his heirs, successors and assigns, forever. Grantors covenant with Grantee that Grantors are lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind themselves, their

heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his 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 hand this 16 day of March, 2018.

JOHN T. ROBBINS

EMILY CAPES ROBBINS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, JOHN T. ROBBINS AND EMILY CAPES ROBBINS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, Tennessee, this 16 day of MARCH, 2018.

Brian Lavoy Payne, Notary Public

My Commission expires: 11/04/18

BRIAN PAYNE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY