Bill Garrett Davidson County
Batch# 97860 DEEDWARR
05/30/2018 08:55:52 AM 2 pgs
Fees: $13.00 Taxes: $370.00
20180530-0051266

GENERAL WARRANTY DEED

THIS INDENTURE Made this 17th day of May, 2018, between **John W. DeHart, Trustee of the John W. DeHart Trust U/A/D July 31, 2001**, P.O. Box 907, Ardmore, OK 73402, party of the first part, hereinafter called Grantor and **Patsy Gay DeHart**, 54 Overland Route, Ardmore, OK 74701, party of the second part, hereinafter called Grantee.

WITNESSETH, That in consideration of the sum of Ten and more dollars, the receipt of which is hereby acknowledged, said Grantor does, by these presents, grant, bargain, sell and convey unto said Grantee, her heirs, successors and assigns, all of the following described real estate, situated in the County of **Davidson**, State of **Tennessee**, to-wit:

Land in Davidson County, Tennessee, being Unit No 201, of the Point East Office Association Condominium, a condominium according to the Horizontal Property Act of Tennessee Code Annotated, and as more fully described in the Master Deed of record in Book 7308, page 901, and amended in Book 7340, page 727, Register's Office for Davidson County Tennessee and the By-Laws of record in Book 7308, page 934, said Register's Office to which reference is hereby made. The easements, co-owners and tenants of Point East Office Condominiums, as set forth in the above described Master Deed, as amended, are incorporated herein by reference and made a part hereof.

Being the same property conveyed to John W. DeHart, Trustee of the John W. DeHart Trust U/A/D July 31, 2010, by Warranty Deed from Daniel N. Fell, of record in Instrument No. 201007270058655 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

together with all improvements thereon and the appurtenances thereunto belonging and warrant the title to the same.

TO HAVE AND TO HOLD the above described property with all the rights, privileges and appurtenances thereunto or in any wise belonging to the said Grantee herein her heirs, successors, personal representatives, administrators, executors and assigns forever, and Grantor does hereby warrant said title to Grantee her heirs, executors, administrators, personal representatives, successors and assigns forever and does hereby agree to defend all and singular the said property unto the said Grantee herein her heirs, successors, executors, personal representatives, and assigns against every person whomsoever claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, the said grantor has hereunto set his hand the day and year above written.

The John W. DeHart Trust
U/A/D July 31, 2001

John W. DeHart Trustee
John W. DeHart, Trustee

State of Oklahoma)
) **ss:**
County of Carter)

On this 17th day of May, 2018, before me, the undersigned, a Notary Public, in and for the County and State aforesaid, personally appeared **John W. DeHart** to me known to be the identical person(s) who subscribed the name of the maker thereof to the foregoing instrument as its **Trustee** and acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of such Trust, for the uses and purposes therein set forth. Given under my hand and seal of office the day and year last above written.

Donna Beard
Notary Public

My Commission Expires:

My Commission Number:

OFFICIAL SEAL
DONNA BEARD
NOTARY PUBLIC OKLAHOMA
CARTER COUNTY
COMM. NO. 01013655 EXP. 8-14-2021

OATH OF CONSIDERATION

State of OKLAHOMA)
County of CARTER)

The actual consideration or value, whichever is greater, for this transfer is $100,000.00.

John W DeHart Trustee
Affiant

Subscribed and sworn to before me, this the 17th day of May, 2018.

Donna Beard
Notary Public

My Commission No:

My Commission Expires:

OFFICIAL SEAL
DONNA BEARD
NOTARY PUBLIC OKLAHOMA
CARTER COUNTY
COMM. NO. 01013655 EXP. 8-14-2021

THIS INSTRUMENT WAS PREPARED BY
Brycen J. Heller
517 Smoking Oaks Drive
Ardmore, OK 73401

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers
Patsy Gay DeHart **54 Overland Route** **Ardmore, OK 73401**	**"New Owner"**	**Map 061-03-0-B** **Parcel 201.00co**