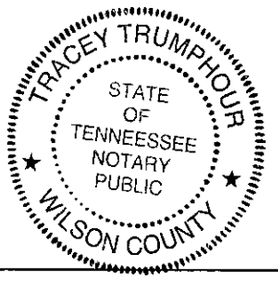
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 75,000.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 07062018.

Notary Public

MY COMMISSION EXPIRES: 5.17.21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division Tennessee Division, ,

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mark Oeser	Mark Oeser	033 12 0 017.00
(NAME)	(NAME)	
209 Laycrest Dr.	209 Laycrest Dr	
(ADDRESS)	(ADDRESS)	
Mt. Juliet, Tn 37122	Mt. Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 114352 **DEEDWARR**
07/10/2018 11:19:39 AM 2 pgs
Fees: $13.00 Taxes: $277.50

20180710-0066473

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, I/we Margie Lee Bland, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Mark Oeser and Sharon Oeser, hereinafter called the GRANTEE(S), his/her/their 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 all of Lot No. 76 on the Plan of Gatewood, Section I, of record in Plat Book 3300, Pages 47 to 52, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Margie Lee Bland, a widow by Warranty Deed from Jones Lumber Company, Incorporated, dated 12/03/1966 recorded 12/05/1966, of record in Book 4082, Page 899, in the Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 3300, Pages 47 to 52, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 3370, Page 121 and Amendment to Restrictive Covenants of record in Book 3398, Page 438, in the Register's Office for Davidson County, Tennessee.

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 ☒ 437 Gates Road, Goodlettsville, TN 37072
(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), his/her/their 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), his/her/their 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 hands this 07/06/2018

Margie Lee Bland

Margie Lee Bland

State of Tennessee
County of Wilson

Personally appeared before me Margie Lee Bland, with whom I am personally acquainted, and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 07/06/2018.

Tracey Trumphour

Notary Public: _____
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Stewart Title Company Tennessee Division Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122