WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 138277 DEEDWARR
09/10/2018 10:00:29 AM 2 pgs
Fees: $13.00 Taxes: $1,072.63

20180910-0089337

M-VRES-18-2212

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/31/20
(AFFIX SEAL)

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES MARCH 31, 2020

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ora Sweat	Ora Sweat	
(NAME)	(NAME)	
2212 Golden Oak Place	2212 Golden Oak Place	61-14-A-43.00CO
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **THE COLLEEN B. MORTON TRUST,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **ORA SWEAT, SINGLE WOMAN,** hereinafter called the Grantee, her heirs, successors and assigns, that 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. 43 on the Plan of Oakwood Estates, of record in Instrument No. 20000505-0045404, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to The Colleen B. Morton Trust by Warranty Deed from George Dunn d/b/a George Dunn Contractors, recorded December 1, 2003 in Instrument No. 20031201-0172352, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Oakwood Estates, as recorded in Instrument No. 20000505-0045404, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions as set forth in Restrictions and By-Laws recorded in Instrument Nos. 20000713-0069428 and 20001002-0096900, Register's Office for Davidson County, Tennessee.
- Charter of Homeowners Association recorded at Instrument No. 20000807-0078337, Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer/Storm Drainage, recorded in Book 6807, Page 854, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement recorded at Instrument No. 20000127-0008714, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: **2212 Golden Oak Place, Madison, Tennessee 37115**.

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), their heirs and 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), 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 hand this the 7th DAY OF SEPTEMBER, 2018.

The Colleen B. Morton Trust

BY: _____, Trustee
Richard Marion James
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD MARION JAMES, TRUSTEE of THE COLLEEN B. MORTON TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his free act and deed.

Witness my hand and official seal, this the 7th of September, 2018.

_____
Notary Public

My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212