WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 173576 DEEDWARR
12/13/2018 09:34:23 AM 2 pgs
Fees: $13.00 Taxes: $666.00

20181213-0121260

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE My Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $180,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 10TH DAY OF DECEMBER, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES 2/25/20

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 18-5287B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank, please use the address of the new owner**	MAP-PARCEL
Jackson Irrevocable Investment Services Trust, Tracy G. Embry, as Trustee	Jackson Irrevocable Investment Services Trust	135-11-0C-028.00-CO
126 Nashboro Greens	1218 Murfreesboro Pike	
Nashville, TN 37217	Nashville, TN 37217	

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,

JOHNNY ANTHONY OSS AND WIFE, KELLI JOLLEEN OSS

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JACKSON IRREVOCABLE INVESTMENT SERVICES TRUST, TRACY G. EMBRY, AS TRUSTEE

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS 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 Unit No. 28 on the Plan of Private Element Plat of Nashboro Village-Tract 18, Phase One of record in Plat Book 9700, Page 968, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Johnny Anthony Oss and wife, Kelli Jolleen Oss by Warranty deed from Westminster Homes of Tennessee, Inc of record in Instrument No. 20001116-0113625 Register's Office for Davidson County, Tennessee, dated November 10, 2000 and recorded on November 16, 2000.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 126 Nashboro Greens, Nashville, TN 37217

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 on the 10th day of December, 2018.

Johnny Anthony Oss

Kelli Jolleen Oss

STATE OF OK

COUNTY OF TULSA

Personally appeared before me, a Notary Public of said County and State, JOHNNY ANTHONY OSS AND KELLI JOLLEEN OSS, the within named grantor(s), with whom ~~I am personally acquainted (or~~ proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

COMM EXP 19 FEB 20

Witness my hand and official seal, this 10th day of December, 2018.

MS CHRISTINE L OLDHAM BS PMP
Notary Public
State of Oklahoma
Commission #12001638
My Comm. Expires 2/19/2020

Notary Public Ms. Christine L. Oldham, BS, PMP

My Commission Expires: **COMM EXP 19 FEB 20**

File #: 18-5287B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027