Karen Johnson Davidson County
Batch# 199967 DEEDWARR
02/27/2019 02:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20190227-0017888

WARRANTY DEED

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of February, 2019 .

Notary Public

MY COMMISSION EXPIRES: 4-16-20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Fred R. Oehlerking	Fred R. Oehlerking	
(NAME)	(NAME)	073-12-0-110
32474 G TRAIL	SAME	
(ADDRESS)	(ADDRESS)	
EARLHAM, IA 50072		
(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(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **I Forrest Mathis, a married man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Fred R. Oehlerking and Jacqueline K. Oehlerking, husband and wife, as joint tenants with rights of survivorship**, hereinafter called the GRANTEE(S), their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 3rd, formerly the 2nd, Civil District of Davidson County, Tennessee, being Lot No. 4 on the plan of George I, Waddey's Subdivision, called "Sunset View", not of record, described, according to a survey made by J.W. Carrigan, Surveyor, October 26, 1945, as follows;

Beginning on the Easterly margin of McGavock Pike at the corner of Lots Nos. 3 and 4; thence with said Pike Northwardly, 100 feet to the corner of lots 4 and 5, being 500 feet South of the Southwest corner of the property conveyed to R.G. McIntosh and wife by deed from Geo I. Waddey, Jr., of record in Book 808, Page 176, Register's Office for said County; thence with the line between lots Nos. 4 and 5, Eastwardly, 277.4 feet to the top of bluff, and down said bluff to low water mark, thence Southwardly, 105.2 feet, more or less, to the corner of lots Nos. 3 and 4; thence with the line between said two lots Westwardly to the top of bluff and continuing in the same direction, 244.7 feet to the beginning.

Being the same property conveyed to Forrest Mathis, married by Warranty Deed from Allen Brown Clayborne, Jr., a married man, dated June 23, 2017 and recorded June 29, 2017 of record in Instrument No. 20170629-0065670, Register's Office for Davidson County, Tennessee.

The said property is not nor has ever been the marital residence of the Grantor.

Covenants, conditions, restrictions and easements, if any, recorded as Book 808, Page 158, Register's Office for Davidson County, Tennessee. Covenants, conditions, restrictions and easements, if any, recorded as Book 2016, Page 1, Register's Office for Davidson County, Tennessee. Easement recorded in Book 2240, Page 265 in the Register's Office of Davidson County, Tennessee. Warranty Deed of Flowage Easement recorded in Book 2241, Page 77 in the Register's Office of 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 ☒ 2976 McGavock Pike, Nashville, TN 37214

(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.

Effective the 26th day of February, 2019.

Forrest Mathis

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Forrest Mathis, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 26th day of February, 2019.

Notary Public:
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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

TRUE COPY CERTIFICATION

I, Jill Simmons, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jill Simmons
Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Sheila McCord, a notary public for this county and state, Jill Simmons who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires: 8/19/19

