WARRANTY DEED

Karen Johnson Davidson County
Batch# 224942 DEEDWARR
05/02/2019 01:57:56 PM 2 pgs
Fees: $13.00 Taxes: $810.30

20190502-0041095

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: _____

(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
Isaac D. Brinck		
(NAME)	(NAME) NEW OWNER	
2820 Colonial Circle		096-05-0-111.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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 Lori Oakley Simms, Trustee for Rondol E and Mary B Oakley Revocable Trust**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Isaac D. Brinck, an unmarried man**, 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 Lot No. 16 on the Plan of Colonial Village, of record in Book 1424, Page 58, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Rondol E. Oakley and wife, Mary B. Oakley by Deed from Thomas Stueck and wife, Gennifer Stueck, dated February 10, 2006 and recorded February 16, 2006 of record in Instrument No. 20060216-0018954, Register's Office for Davidson County, Tennessee.

The said Rondol E. Oakley died on 04/10/2012, leaving the said Mary B. Oakley the sole surviving tenant by the entirety.

Being the part of the same property conveyed to Lori Oakley Simms Trustee of the Rondol E. Oakley and Mary B. Oakley Revocable Trust u/a/d January 12, 2011 by Quitclaim Deed from Mary B. Oakley, dated January 24, 2018 and recorded October 12, 2018 of record in Instrument No. 20181012-0101521, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 1424, Page 58, 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 ☒ 2820 Colonial Circle, 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 30th day of April, 2019.

Lori Oakley Simms, Trustee for Rondol E and Mary B Oakley Revocable Trust

By: Lori Oakley Simms, Trustee Date: 4/30/19

Lori Oakley Simms, Trustee

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lori Oakley Simms with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who proved herself to be the Rondol E and Mary B Oakley Revocable Trust, the bargainor, and who, being authorized to do so, acknowledged them executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 30th day of April, 2019.

Tracey Trumphour

Notary Public:

My Commission Expires: 3.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

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