Karen Johnson Davidson County
Batch# 263443 DEEDWARR
07/29/2019 10:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20190729-0074301

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00.

Rachel L. Lorance
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: 5/5/20
(AFFIX SEAL)

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 19-0529

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Stephen R. Lorance and Rachel L. Lorance	USAA	Map: 172050B07500CO
(NAME) 5705 Sterling Oaks Dr.	(NAME) P.O. Box 650660	
(ADDRESS) Brentwood, TN 37211	(ADDRESS) Dallas, TX 75265-0660	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED EIGHTY THOUSAND AND NO/100 DOLLARS ($380,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JOHN G. OLIVER AND WIFE, JENNIFER LANDRITH OLIVER,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

STEPHEN R. LORANCE AND RACHEL L. LORANCE, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 75 on the Plan of Sterling Oaks, Phase 1, of record in Book 8250, Page 998, Register's Office for said County to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to John G. Oliver and spouse, Julie Oliver, by deed from Reinaldo Mercado-Ruiz, unmarried, of record in Instrument No. 20070503-0052872, dated April 30, 2007, Register's Office for said County. The said Julie Oliver died March 13, 2016 and title vested in John G. Oliver, as surviving tenant by the entirety. John G. Oliver having since remarried.

This conveyance is made subject to: (1) 2019 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 8250, Page 998, said Register's Office; (3) TVA LIne Easement of record in Book 1174, Page 37 and Book 1205, Page 17, said Register's Office; (4) Rules regarding Enforcement of Governing Documents of record in Instrument Number 20130419-0039232, said Register's Office; (5) PUD Boundary of record in Book 9700, Page 770, said Register's Office; (6) Charter for Homeowner's Association of record in Book 10951, Page 540, said Register's Office; (7) Quitclaim Deed of common areas to HOA of record in Instrument Number 20050510-0052774, said Register's Office; (8) Sewer Easement of record in Book 7250, Page 755, said Register's Office.

This conveyance is subject to Restrictive Covenants and By-Laws of record in Book 10951, Page 547, amended in Book 11514, Page 959 and Book 10951, Page 587, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 5705 Sterling Oaks Dr., Brentwood, TN 37027
(House No.) (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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 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 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 our hands this 26th day of July, 2019.

John G. Oliver

Jennifer Landrith Oliver

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John G. Oliver and Jennifer Landrith Oliver, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 26th day of July, 2019.

My Commission Expires: 5/5/20

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

True Copy Certification

I, Anita Lester, do hereby make oath that I am a licensed 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.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.