RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1912453

Karen Johnson Davidson County
Batch# 285111 DEEDWARR
09/12/2019 03:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20190912-0092634

WARRANTY DEED

SHANNON ONEILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of September, 2019.

NOTARY PUBLIC

My commission expires: 11/3/2020.

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel Althoff *et ux* 308 Rachels Meadow Court Hermitage, TN 37076	Same address as new owner	087-01-0-B-015.00 CO

FOR AND IN CONSIDERATION of the sum of Three Hundred Twenty Five Thousand and 00/100 Dollars ($325,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **ROBERT OAKMAN AND CHERYL OAKMAN, HUSBAND AND WIFE**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **DANIEL ROSE ALTHOFF AND DRISHTI RANA, HUSBAND AND WIFE**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 15 on Revised Plat for Monticello, Cluster Lot Development, of record in Instrument No. 20060417-0043313, 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 Robert Oakman and Cheryl Oakman, husband and wife, by Warranty Deed from Traci Johnson and John Kinney, wife and husband, date 3/28/16 and recorded 4/1/16 in Instrument No. 20160401-0031178, Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 308 Rachels Meadow Court, Hermitage, TN 37076, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown on Revised Plat for Monticello, Cluster Lot Development, of record in Instrument No. 20060417-0043313; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2019 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this the 11th day of September, 2019.

ROBERT OAKMAN

CHERYL OAKMAN

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Robert Oakman and Cheryl Oakman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 11th day of September, 2019.

Notary Public

Shannon ONeil
Printed Notary Name

My commission expires: 11/3/2020

SHANNON ONEILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Todd A. Tressler II, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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 Wilson

Personally appeared before me, Danielle Imbaratto, a notary public for this county and
Notary's Name

state, Todd A. Tressler II, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 10-6-21

NOTARY'S SEAL

DANIELLE IMBARATTO
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).