KCTW N BRENTWOOD
TITLE & ESCROW, LLC
320 SEVEN SPRINGS WAY
SUITE 150
BRENTWOOD, TN 37027

ADDRESS NEW OWNERS and
SEND TAX BILLS:
OMAR L. WHALEN, JR. and wife,
KAY D. WHALEN
708 Spinnaker Cove
Hermitage, TN 37076

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
98 - 9 - A - 54

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, DAVID L. OAKES and spouse WILMA OAKES, hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to OMAR L. WHALEN, JR. and wife, KAY D. WHALEN, hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 142 on the plan of Lakeshore Phase 3B of record in Book 7900, Page 677, Register's Office for said County, to which said plan reference is made for acomplete description.

Being the same property conveyed to David L. Oakes and spouse, Wilma Oakes by Warranty Deed from Montford Burgess, Jr. and spouse, Nancy Burgess, recorded September 1, 2011, in Instrument No. 20110901-0067834, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 708 Spinaker Cove, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns, forever.

GRANTORS covenant with GRANTEES that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land

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09/30/2019 11:11:45 AM 2 pgs
Fees: $13.00 Taxes: $1,147.00
20190930-0099170

is unencumbered except as herein provided.

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 26 day of September, 2019.

David L Oakes
DAVID L. OAKES

Wilma Oakes
WILMA OAKES

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, DAVID L. OAKES and spouse WILMA OAKES, the within named bargainors 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 at office this 26 day of September, 2019.

4-19-21 TF
My Commission Expires: ~~4-19-19~~

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $310,000.00.

AFFIANT

Subscribed to and sworn before me, this the 26 day of September, 2019.

KIMBERLY BEARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 10-7-2019

NOTARY PUBLIC

My Commission Expires:

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