Karen Johnson Davidson County
Batch# 365013 DEEDWARR
02/28/2020 02:14:30 PM 4 pgs
Fees: $23.00 Taxes: $1,590.96
20200228-0022518

THIS INSTRUMENT PREPARED BY:
Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, TN 37201

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $429,990.00.

Sharon D Mullen
Affiant

Subscribed and sworn to before me, this 28th day of February, 2020.

J L Hall
Notary Public

My Commission Expires: 10-17-2023

Address New Owner As Follows:
Robert D. Hart, Jr., Trustee
Mary Lee Hart, Trustee
1614 Slate Ct.
Venice, FL 34292

Send Tax Bills To:
New Owner

Map-Parcel Number:
172-05-0C-009.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **C. WAYNE OZMENT** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **ROBERT D. HART, JR. AND MARY LEE HART, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER**

THE HART LIVING TRUST DATED NOVEMBER 19, 2014, AND ANY AMENDMENTS THERETO, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 9 , as shown on the map entitled the plan of Lochaven, of record as Instrument No. 20150414-0032949, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to C. Wayne Ozment and Martha A. Ozment, husband and wife, by deed from BEAZER Homes Corp., a Tennessee corporation, of record as Instrument No. 20151001-0099900, dated September 30, 2015, Register's Office for Davidson County, Tennessee. The said Martha A. Ozment having since died on or about November 19, 2018, leaving C. Wayne Ozment the surviving tenant by the entirety.

This conveyance is made subject to:

1. 2020 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Instrument No. 20150414-0032949, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20140918-0085847 and amended in Instrument No. 20151106-0113219 and Instrument No. 20190725-0073428, Register's Office for Davidson County, Tennessee.

4. By-Laws of record in Instrument No. 20160331-0030320, Register's Office for Davidson County, Tennessee.

5. Easement and License Agreement of record in Instrument No. 20140131-008755, Register's Office for Davidson County, Tennessee.

6. Easement of record in Instrument No. 20140131-0008756, Register's Office for Davidson County, Tennessee.

7. Drainage Easement of record in Instrument No. 20140131-0008757, Register's Office for Davidson County, Tennessee.

8. Storm Water Detention Agreement of record in Instrument No. 20140508-0039354, Register's Office for Davidson County, Tennessee.

9. Subject to rights of others in and to the common areas and/or elements.

This is improved property known as: 1717 Elysian Circle, Brentwood, TN 37027

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 successors and assigns, forever; and Grantor covenants with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their successors and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 28th day of February, 2020.

C. Wayne Ozment

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, C. Wayne Ozment, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of February, 2020.

Notary Public

My Commission Expires: _____

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022

True Copy Certification

I, Wesley D. Turner, 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, Jonna L. Hall, a notary public for this county and state, Wesley D. Turner 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: 10/17/2023

Notary's Seal

