WARRANTY DEED

20-CDD-686

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 474600 **DEEDWARR**
09/14/2020 10:04:23 AM 2 pgs
Fees: $13.00 Taxes: $706.70

20200914-0104294

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $191,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

LESLIE M. COLLUM
TENNESSEE NOTARY PUBLIC
My Comm Exp. March 08, 2022
COUNTY OF DAVIDSON

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

File No.: 20-0798

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Sun Valley Properties, LLC	NEW OWNER	Map: 04112004200
(NAME) 6770 Bly Trice Road	(NAME)	
(ADDRESS) College Grove, TN 37046	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED NINETY-ONE THOUSAND AND NO/100 DOLLARS ($191,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MARK A. OLIPHANT, MARRIED,

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

SUN VALLEY PROPERTIES, LLC,

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. 59 on the Plan of Bellshire Estates, Section III, of record in Book 2133, Page 112, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Mark A. Oliphant, by deed from Ronald W. Johnson and wife, Brenda J. Johnson, of record in Book 8837, Page 341, dated January 8, 1993, Register's Office for said County.

This conveyance is made subject to: (1) 2020 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2133, Page 112, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 2294, Page 346, Register's Office for said County.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

The signature of Mark A. Oliphant is signed by his/her duly appointed Attorney-in-Fact, Denise Ann Holt Oliphant, pursuant to the Power of Attorney of record in Instrument 20200914-0104293, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 3908 Oxbow Drive, Nashville, TN 37207
(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 10th day of September, 2020.

Mark A. Oliphant
By: Denise Ann Holt Oliphant, as Attorney in Fact

Mark A. Oliphant
By: Denise Ann Holt Oliphant, as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Denise Ann Holt Oliphant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument on behalf of Mark A. Oliphant, as his/her Attorney-in-Fact, as the free act and deed of the within named Mark A. Oliphant.

Witness my hand and official seal this 10th day of September, 2020.

My Commission Expires: 3/6/24

Notary Public

