WARRANTY DEED

Karen Johnson Davidson County
Batch# 509552 **DEEDWARR**
11/05/2020 03:51:41 PM 2 pgs
Fees: $13.00 Taxes: $629.00

20201105-0130186

O-EBG-20-7646

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 1/3/23
(AFFIX SEAL)

STACEY DENSON PALMER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Oscar Branch Land Trust	Oscar Branch Land Trust	
(NAME) 4104 Hutson Avenue	(NAME) 4104 Hutson Avenue	113-14-0A-008.00-CO
(ADDRESS) Nashville TN 37216	(ADDRESS) Nashville TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEVEN WILSON AND KARA WILSON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CARMEN ROMANO, TRUSTEE OF THE OSCAR BRANCH LAND TRUST AGREEMENT ,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 8 on the Plan of Deed Wood Estates of record in Plat Book 5200, Page 220, in the Register's Office for Davidson County, Tennessee, said lot containing 5.269 acres, more or less.

Being the same property conveyed to Louis Resha, Jr., and wife, Joan H. Resha, their heirs and assigns by Warranty deed from Baxter Hooper and wife, Madge Hooper of record in Book 2875, page 315, Register's Office for Davidson County, Tennessee, dated February 03, 1959 and recorded on February 04, 1959. (Value or consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Steven Wilson and wife by QuitClaim deed from Lance C. Benedict and wife, Sondra K. Benedict of record in Instrument No. 20150708-0066316 Register's Office for Davidson County, Tennessee, dated June 04, 2015 and recorded on July 08, 2015.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien but not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 220, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10033, Page 80 as amended in Instrument No. 20160226-0018559, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Terms and provisions of by-laws of Deer Wood Estates of record in Book 10036, Page 493, in the Register's Office for Davidson County, Tennessee.
- Master Deed establishing Deer Wood Estates of record in Book 5525, Page 603, in the Register's Office for Davidson County, Tennessee.
- Easement for Landscaping and Signage of record in Instrument Number 20020319-0034169, in the Register's Office for Davidson County, Tennessee.
- Restrictions on Deer Wood Estates Subdivison of record in Book 5525, Page 600, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **7646 Chipmunk Lane, Nashville, Tennessee 37221**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 3 DAY OF NOVEMBER, 2020.

Steven Wilson

Kara Wilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEVEN WILSON, the within named bargainor, 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 for the purposes therein contained.

Witness my hand and official seal, this the 3rd of November, 2020.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E. GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KARA WILSON, the within named bargainor, 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 for the purposes therein contained.

Witness my hand and official seal, this the 3rd of November, 2020.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E. GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212