WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $216,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF DECEMBER 2020.

Notary Public

MY COMMISSION EXPIRES:

Margaret R. McCall State of Tennessee Notary Public Davidson County My Commission Expires September 7, 2021

A-FC-20-1010

Karen Johnson Davidson County
Batch# 542009 **DEEDWARR**
12/23/2020 01:57:35 PM 2 pgs
Fees: $13.00 Taxes: $801.05

20201223-0153080

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)
Jason V. Oggs	**Baxter Credit Union**	
(NAME)	(NAME)	**091 08 0 083.00**
4088 Barnes Cove Drive	**340 North Milwakee Avenue**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Vernon Hills, IL 60061**	
(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, **MADISON GOURLEY, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JASON V. OGGS, A MARRIED MAN,** 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. 45 on the L.H. Davis Subdivision of Lot No. 41 Clifton Plan of record in Plat Book 57, Page 100, in the 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 Madison Gourley, single woman, by Warranty Deed from Gerard Ray Reine, unmarried, of record in Instrument No. 20170523-0051105, in the Register's Office of Davidson County, Tennessee, dated May 18, 2017 and recorded on May 23, 2017.

This conveyance is subject to:
• Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of L.H. Davis Subdivision of Lot No. 41 Clifton Plan, as recorded in Plat Book 57, Page(s) 100.

• Taxes for 2021 and subsequent years a lien not yet due and payable.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1010 43rd Ave, Nashville, Tennessee 37209**.

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 18 DAY OF DECEMBER, 2020.

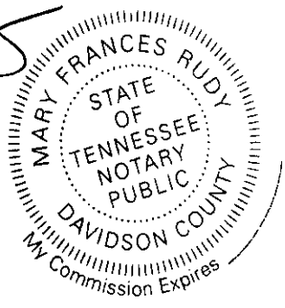
M. Gourley
Madison Gourley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MADISON GOURLEY, 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 18th of December, 2020.

Notary Public
My Commission Expires: 1-3-22
(SEAL)



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