WARRANTY DEED

Karen Johnson Davidson County
Batch# 544506 **DEEDWARR**
01/04/2021 11:45:20 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20210104-0000491

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of December, 2020

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

"OFFICIAL SEAL" DAWN S PEASE NOTARY PUBLIC, STATE OF ILLINOIS My Commission Expires 07/16/2022

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Scott Michael Horton	Mutual of Omaha	087-02-0-027.00
(NAME) 1505 Clover Court	(NAME) 100 W. 22nd St., Suite 101	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Lombard IL 60148	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Timothy J. Oxley, Trustee of the Betty J. Oxley Revocable Trust, U/A/D February 8, 2013, previously known as the Survivor's Trust created upon death of Hiram D. Oxley, September 30, 2011, pursuant to the provisions of the Oxley Joint Revocable Trust,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Scott Michael Horton and Julie Suzanne Horton, husband and wife,** 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. 33 on the Plan of New Hope Meadows, Phase I, First Revision, of record in Plat Book 6900, page 653, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description of said lot.

Being the same property conveyed to Hiram D. Oxley and wife, Betty J. Oxley, by Warranty Deed from David Gerald Nosotti and wife, Deborah Lynn Nosotti, dated February 20, 1992, of record in Book 8561, page 271, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Hiram D. Oxley and wife, Betty J. Oxley, Trustees U/A/D Feb 19 1998 of the Oxley Joint Revocable Living Trust Agreement and any Successors in Trust, and any amendments thereto, by Quitclaim Deed from Hiram D. Oxley and wife, Betty J. Oxley, Individually, dated February 9, 1998, of record in Book 10796, page 791, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to Betty J. Oxley, Trustee of the Betty Oxley Revocable Trust, U/A/D February 8, 2013, previously known as the Survivor's Trust created upon the death of Hiram D. Oxley, September 30, 2011, pursuant to the provisions of the Oxley Joint revocable Trust, by Quitclaim Deed from Betty J. Oxley, Trustee, U/A/ D February 9, 1998, of the Oxley Joint revocable Living Trust, dated July 1, 2013, of record in Instrument No. 20130705-0069992, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1505 Clover Ct., Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2020, which have been prorated, and

payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plan of record in Plat Book 6900, page 653, corrected in Book 7664, page 465; Restrictions of record in Book 7557, page 377; Book 7567, page 103; Book 7934, page 796 and Instrument No. 20030106-0001976; By-Laws of record in Book 7557, page 356; Book 7567, page 106 and Instrument No. 20030106-0001977; Articles of Incorporation/ Charter of record in Book 7525, page 935; all of record in the Register's Office for Davidson County, Tennessee.

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 my hand this 23rd day of December, 2020.

Timothy J. Oxley, Trustee of the Betty J. Oxley Revocable Trust, U/A/D February 8, 2013, previously known as the Survivor's Trust created upon death of Hiram D. Oxley,September 30, 2011, pursuant to the provisions of the Oxley Joint Revocable Trust

State of Illinois
County of Lake

Personally appeared before me, the undersigned authority, in and for said County and State, appeared **Timothy J. Oxley, Trustee of the Betty J. Oxley Revocable Trust, U/A/D February 8, 2013, previously known as the Survivor's Trust created upon death of Hiram D. Oxley, September 30, 2011, pursuant to the provisions of the Oxley Joint Revocable Trust,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Wauconda, Illinois, this 23rd day of December, 2020.

Notary Public
My Commission Expires: 07/16/2022

File No.: 33399

"OFFICIAL SEAL"
DAWN S PEASE
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 07/16/2022