# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 27,000.00

Kelli L Jakes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF February, 1999.

Notary Public

My Commission Expires:
(AFFIX SEAL)

ROBIN R. KELLER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

BOOK 11386 PG. 840

My Commission Expires NOV. 25 200

**THIS INSTRUMENT WAS PREPARED BY**

**SETTLEMENT SERVICES OF TENNESSEE, LLC, 121 FIRST AVE. SUITE 210, FRANKLIN, TENNESSEE 37064 (615) 591-1156**

| Address of New Owners As Follows: | Send Tax Bills To: | Map Parcel No. |
|---|---|---|
| Kelli L. Jakes<br>1053 Harold Drive<br>Nashville, TN 37217 | U.S. Trust Mortgage, Inc.<br>210 25th Avenue N., Suite 747<br>Nashville, TN 37203 | 107-9-45 |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **ROBERT D. OLDHAM**, hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **KELLI L. JAKES, UNMARRIED**, hereinafter called Grantee, their heirs and assigns, a certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit.

A certain condominium apartment in Davidson County, Tennessee ,described as follows: to wit:

Unit No. 1053, Building C, a Horizontal Property Regime, as shown on the Plan of Castlewood Condominiums, as of record in Plat book 4660, page 62, Register's Office for said County, to which reference is here made.

Being the same property conveyed to Robert D. Oldham and wife, Elizabeth G. Oldham, by warranty deed from T. Patricia Davis and wife, Christie F. Davis, of record in Book 5154, Page 11, Register's Office for Davidson County, Tennessee. The said Elizabeth G. Oldham, having since died vesting the property solely in Robert D. Oldham.

This conveyance is made subject to:

Taxes for the year 1999 and subsequent, a lien which are not yet due and payable.

Subject to easement of record in Book 4749 page 151 and 152, Register's Office for Davidson County, Tennessee.

Subject to Master Deed of record in Book 4750, page 426 and Book 5245, page 663, as re-recorded in Book 5246, page 457 and Book 5545, page 619 and Book 6426, page 914, said Register's Office.

All matters appearing on the Plan of record in Book 4660, page 62, said Register's Office.

Subject to Tennessee Horizontal Property Act, as set out in Sec. 64-2701 et seq. of the Tennessee Code Annotated and the By-Laws for the administration thereof; all restrictions, easements, etc., rights and interests in favor of other unit owners, options, burdens, assessments and undertakings, etc., contained in the above mentioned Master Deed.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

unimproved: ( )
This is improved: (X) property, known as 1053 Harold Drive, Nashville, TN 37217.

BEST COPY AVAILABLE
DUE TO THE QUALITY OF THE WRITING OR DOCUMENT
UNSATISFACTORY WHEN RECEIVED

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 person 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 25th day of February, 1999.

Robert D. Oldham by Elizabeth G. Oldham as Attorney in Fact

Robert D. Oldham
by Elizabeth G. Oldham, his Attorney in Fact
(DAUGHTER OF ROBERT D. OLDHAM)

~~Elizabeth G. Oldham~~ **(deceased)**



**STATE OF TENNESSEE**

**COUNTY OF Davidson**

Personally appeared before me, the undersigned authority, ~~Elizabeth G. Oldham~~ Elizabeth G. Oldham ~~individually and~~ as Attorney in Fact for Robert D. Oldham, within named bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, in Franklin, Tennessee, the 25th day of February, 1999.

Notary Public

My commission expires: HENRY E. RAGLE, IV NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN

My Commission Expires AUG. 5, 2002

05619571

IDENTIFICATION REFERENCE

99 MAR 16 PM 1:57

[illegible] REGISTER
DAVIDSON COUNTY, TN.

RECORDED 1010 97/20 E696

06-011

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | CFEE - COMPUTER FEE | PRFEE - PROBATE FEE |

BOOK 11386 PG. 842

05619 57

IDENTIF. A REFERENCE

99 MAR 16 PM 1:57

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

| | |
|---|---|
| CAMT | 27000.00 |
| CON TX | 99.90 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 110.90 |
| CHECK | 110.90 |

03/16/99 01 13:56 0001 9493

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1438618