WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,000.00

R. B. Oldham (Owner-Agent)
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF OCTOBER, 2001.

Notary Public

MY COMMISSION EXPIRES: May 11, 2002.
(AFFIX SEAL)

DELANNA D. DAVIS NOTARY PUBLIC AT LARGE WILSON COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 10/16/01 08:44 2pgs
Fees:13.00 Taxes:266.40

20011016-0112356

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Boulevard, Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
R. Brian Oldham		Map 96-12
(NAME)	(NAME)	
522 Sheath Ln.	NEW OWNER	
(ADDRESS)	(ADDRESS)	Parcel 26
Lebanon, TN 37087		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Jonathan Greg Dugdale, a 1/2 undivided interest and Marty Penix, a 1/2 undivided interest**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **R. Brian Oldham, a married man**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in the 3rd Civil District of Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 27 on the Plan of Hickory Bend Subdivision, Section I,, as of record in Plat Book 3300, Page 38, Register's Office of Davidson County, Tennessee.

Said Lot No. 27 fronts 75 feet on the southerly margin of Cloverwood Drive and extends back 174.04 feet on the westerly line of 196.26 feet on the easterly line to a broken line in the rear measuring 81.7 feet thereon.

For source of title reference is hereby made to Instrument No. 20011011-0111257, Register's Office of Davidson County, Tennessee.

Subject to any and all existing easements, restrictions, right-of-ways, zoning regulations and minimum building setback lines of record.

Subject to all matters as shown on plat of record in Book 3300, Page 38, Register's Office of Davidson County, Tennessee.

Subject to restrictions as shown of record in Book 3341, Page 265, and Book 3346, Page 636 Register's Office of Davidson County, Tennessee.

This property is being conveyed as is with all faults if any.

unimproved ☐
This is improved ☒ property, known as 3237 Cloverwood Drive, Nashville, TN 37214
(House Number) (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 my/our hand(s) this 12th day of October, 2001.

Jonathan Greg Dugdale

Marty Penix

Marty Penix Owner Agent

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, Jonathan Greg Dugdale and Marty Penix, the within named bargainor(s), 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 at Mt. Juliet, Tennessee this 12th day of October, 2001.

Commission expires: May 11, 2002

Delaina D. Davis Notary Public

DELAINA D. DAVIS
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENNESSEE