File Box 64
Record 2nd

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/28/03 08:35 2pgs
Fees:13.00 Taxes:388.50

20030828-0124819

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$105,000.00.**

Kendall Moore
Affiant

Subscribed and sworn to before me this 15th day of August, 2003.

ANDREW H. MALONEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public
My Commission expires: 5/20/06
(Affix Seal)

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| Kendall Moore | SAME | 104-06-B-305 CO |
| 3314 West End Avenue #305 | | |
| Nashville, TN 37203 | | |

**WITNESSETH**: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **William M. Oldham and Julie A. Schreiner-Oldham, husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Kendall Moore, unmarried**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Unit No. 305 of the Park Road Condominium created under Title 64, Sections 2701 et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5845, page 831, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of The Park Road Condominium of record in Book 5200, page 390, said Register's Office, for a more complete identification and description of such Unit.**

**Being the same property conveyed to William M. Oldham and Julie Ann Schreiner, both unmarried, by deed from David C. Waggoner, unmarried, of record in Instrument Number 20010705-0071929, Register's Office for Davidson County, Tennessee. The said Julie Ann Schreiner and Julie A. Schreiner-Oldham are one in the same person.**

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 5200, page 390, Register's Office Davidson County, Tennessee.
- Master Deed of record in Book 5845, page 831, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Book 5845, page 824, Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area of record in Book 5845, page 899, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3314 West End Avenue #305, Nashville, TN 37203**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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** our hands this August 15, 2003.

William M. Oldham

**Julie Schreiner-Oldham**

BY: Julie Schreiner-Oldham
**William M. Oldham, Attorney-in-Fact**

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **William M. Oldham** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 15, 2003

My commission expires 8/20/06

Notary Public

ANDREW H. MALONEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF Davidson

On this 15th day of August, 2003, before me personally appeared **Julie Schreiner-Oldham**, by **William M. Oldham**, as her Attorney-in-Fact, to me known (or proved to on the basis of satisfactory evidence) to the person who executed the foregoing instrument in behalf of **Julie Schreiner-Oldham** acknowledged that such person executed the same a the free act and deed of **Julie Schreiner-Oldham**.

WITNESS my hand and seal this 15th day of August, 2003.

ANDREW H. MALONEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires

8/20/06