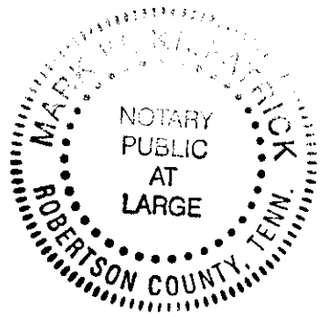
27A 1/2

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,000.00

Emily Oakley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JUNE, 2004.

Notary Public

MY COMMISSION EXPIRES: 4-26-05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 06/07/04 10:22 2pgs
Fees:13.00 Taxes:488.40
20040607-0066702

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hiram D. Jordan	New Owner	Map 64
(NAME) 776 Sweetwater Circle	(NAME)	Group 15-0-A
(ADDRESS) Old Hickory, TN 37138	(ADDRESS)	Parcel 58
(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, WE,

Stephen L. Oakley and Wife, Janet E. Oakley ,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Hiram D. Jordan, An Unmarried Person ,

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:

Being Lot No. 34 on the Plan of Plantation Walk, Section Two, as of record in Plat Book 7900, Page 858, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete
and accurate legal description thereof.

Being the same property conveyed to Stephen L. Oakley and wife, Janet E. Oakley by Warranty Deed dated March 21, 1996 from Phillips Builders, Inc. of record in Book 9990, Page 80, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

Restrictive Covenants of record in Book 9231, Page 719 and Book 9547, Page 904, Register's Office of said County.

Easements as shown of record in Book 11125, Page 230 and Book 11125, Page 430, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 9315, Page 723, Register's Office for said County.

Subject to Homeowner's Association Dues.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 776 Sweetwater Circle, Old Hickory, TN 37138

(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 1st day of June, 2004.

Stephen L. Oakley

Janet E. Oakley

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Stephen L. Oakley and Wife, Janet E. Oakley the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 1st day of June, 2004.

My Commission Expires: 1-23-06

Notary Public

File Number2405011
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122