WARRANTY DEED

STATE OF TN
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of July, 2004.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

CARI ALLEN NOTARY PUBLIC AT LARGE My Commission Exp. Jan 29, 2006 DAVIDSON CO. TENNESSEE

Davidson County DEEDWARR
Recvd: 07/08/04 08:53 2pgs
Fees:13.00 Taxes:429.20

20040708-0081041

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Oldham	Regions Bank d/b/a Regions Mortgage	61-12-0-206
(NAME)	(NAME)	
1200 Greenland Avenue	605 South Perry Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Montgomery, AL 36104	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20041208

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Stephen B. Oldham, unmarried,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **James R. Oldham and wife, Courtney R. Oldham**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 1200 Greenland Avenue, Nashville, TN 37216

(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 GRANTEE, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 2nd day of July, 2004.

Stephen B. Oldham

STATE OF TN

COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Stephen B. Oldham, unmarried, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Stephen B. Oldham, unmarried executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Springfield, Tennessee this 2nd day of July, 2004.

Commission expires:

CARI ALLEN NOTARY PUBLIC AT LARGE My Commission Exp. Jan 29, 2006 DAVIDSON CO. TENNESSEE

Notary Public

EXHIBIT A

LOCATED in Davidson County, Tennessee, described as follows, to-wit:

BEING the easterly 67 ½ feet of Lot No. 36 on the subdivision of part of the Greenland Tract, a plan of which is of record in Book 421, Page 40, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

SAID part of lot fronts 67 ½ feet on the southerly side of Greenland Avenue and runs back parallel lines 440 feet to a dead line.

BEING the same property conveyed to Stephen B. Oldham, unmarried by deed from Cheryl Lee Pardue Pearson, a single person, the sole beneficiary of the Estate of Andrew Peyton Pardue, deceased dated September 5, 2002 of record in Instrument Number 200209110110344, Register's Office for Davidson County, Tennessee.

SBO