WARRANTY DEED	STATE OF TENNESSE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 99,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9/26/2005 Notary Public MY COMMISSION EXPIRES: 11/22/2008 (AFFIX SEAL)

STACEY DENSON PALMER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2008

THIS INSTRUMENT WAS PREPARED BY:
Steven G. Waters
Hallmark Title Company 100 Bluegrass Commons Boulevard Suite 115 Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Todd Szymanski and Patricia Szymanski and Timothy Wagner and Lisa Wagner	Todd Syzmanski and Patricia Szymanski	**025-04-0 061.00**
(NAME) **238 MCCoin Drive**	(NAME) 115 Windham Circle	Davidson County DEEDWARR Recvd: 10/03/05 10:35 2 pgs Fees:13.00 Taxes:366.30
(ADDRESS) **Goodlettsville, TN 37072**	(ADDRESS) Hendersonville, TN 37075-7083	20051003-0118306
(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, **Sarah Evelyn Oldham, and husband, William S. Oldham** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Todd Szymanski and Patricia Szymanski and Timothy Wagner and Lisa Wagner**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson**, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 11 on the Plan of Franklin Heights at Goodlettsville, a plat of which is of record in Book 2083 at page 91 , Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
Being the same property conveyed to **Sarah Evelyn Oldham** by Quitclaim deed from Gladys M. Duke to Steve Nichols, Trustee , and from Steve Nichols, Trustee unto Sarah Evelyn Oldham, dated January 19, 1986, of record in Record Book 7451, Page 465 Register's office, **Davidson**, County, Tennessee.

Said William S. Oldham spouse of Sarah Evelyn, joins in the execution of this instrument for the purpose of waiving and conveying his martial interest to said property.

This conveyance is made subject to taxes which have been assumed by Grantee, any and all restrictions of record, all easements of record, any visible easements, all matters appearing on the plan of record, and all applicable governmental and zoning regulations.

☐ Unimproved
☒ This is Improved property known as: **238 MCCoin Drive, Goodlettsville, TN 37072**

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 our hand this **9/26/2005**

Sarah Evelyn Oldham — **Sarah Sarah Evelyn Oldham**

William S. Oldham — **William S. Oldham**

STATE OF TENNESSEE
COUNTY OF **Sumner**

Before me, A Notary in and for said County and State, duly commissioned and qualified, personally appeared Sarah Sarah Evelyn Oldham, to me known, or proved on the basis of satisfactory evidence, to be the ones described in and who executed the foregoing instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal this **9/26/2005**

Commission expires: 2/10/7

Notary Public

Joe Lee Morel
State of Tennessee Notary Public
Sumner County

After recording, please return to:

WILSON & ASSOCIATES
Associates Closing & Title- HURON
11501 Huron Lane
Little Rock, AR 72211