WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF DECEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: ~~May 28, 2006~~ 7-29-06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Derrick Oliver	CTX Mortgage Company	43-13A-41
(NAME)	(NAME)	
323 Forest Park Drive, Unit 4-1	801 94th Avenue North, Suite 100	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	St. Petersburg, FL, 33702	
(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, Tim Forsman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Derrick Oliver and wife, Crystal Oliver, 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:

Land in Davidson County, Tennessee, being Unit No. 4-1, in Robin Hood Condominium, as shown on the Plat of Robin Hood Condominium, as shown on the Plat of Robin Hood Condominium Apartments of record in Book 5200, Page 124, Register's Office for Davidson County, Tennessee, to which reference is hereby made fore a more complete description of said unit, together with the undivided interest in the common elements of Robin Hood Condominium appurtenant to said unit as defined in the Master Deed for Robin Hood Condominium of record in Book 5388, Page 524, said Register's Office. And being the same property conveyed to Grantor by Warranty Deed from Central Tennessee Investment Company Inc. of even dated herewith and of record in Book 5389, Page 462, said Register's Office.

Being the same property conveyed to Tim Forsman, by deed of record in Instrument No. 20041203-0144290, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Tim Forsman by Jimmy Barret as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20050818-0098500, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 323 Forest Park Rd. Unit 4-1, Madison, TN 37115

(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.

Davidson County DEEDWARR
Recvd: 01/19/06 11:40 2 pgs
Fees:13.00 Taxes:203.50

20060119-0007244

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Witness my hand this 30th day of December, 2005.

Tim Forsman by Jimmy Barret, his Attorney-in-fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 30th day of December, 2005, before me personally appeared Jimmy Barret, the person who executed the foregoing instrument on behalf of Tim Forsman and who acknowledged that he executed the same as the free act and deed of the said Tim Forsman, through Power of Attorney granted him by the said Tim Forsman.

Witness my hand and official seal at Nashville, Tennessee this 30th day of December, 2005.

Commission expires: May 28, 2006

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006