WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-25-09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
3931-A Gallatin Pike
Nashville, Tennessee 37216

BOX 13
13034

D-0964

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jamaal Oldham	Bank of America NA	135-14-0-A 005.00 CO
(NAME)	(NAME)	
716 Piccadilly	9000 Southside Blvd. Bldg 700	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Jacksonville FL 32256	
(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, Elsie J. Erlandson, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jamaal M Oldham and wife, Jennifer M Oldham, 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. 5 on the Plan of Phase One, Pinnacle Point Subdivision of record in Book 6900, Page 116, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Carol L. Erlandson, unmarried, and Elsie J. Erlandson, married, as joint tenants with the right of survivorship by Quitclaim Deed dated 3/30/1995 from George E. Mudter, Jr., Trustee, of record in Book 9641, Page 517, Register's Office for Davidson County, Tennessee.

BEING all of the same property conveyed to Carol L. Erlandson, unmarried, by Warranty Deed dated 11/23/1994 from Brad Reed and wife, Lori Jean Reed of record in Book 9532, Page 628, Register's Office for Davidson County, Tennessee.

Carol L. Erlandson died on January 11, 2007, leaving Elsie J. Erlandson as surviving tenant.

The subject property is not the principal residence of the Grantor as defined by statute.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 716 Piccadilly, Antioch, TN 37013

(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 our hands this 30th day of March, 2007.

Davidson County DEEDWARR
Recvd: 04/25/07 14:11 2 pgs
Fees:13.00 Taxes:517.63

20070425-0049471

Elsie J. Erlandson by Stacey Kopp, Attorney in Fact

Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Stacey Kopp, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Elsie J. Erlandson, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said Elsie J. Erlandson. Witness my hand and Notarial Seal this 30th day of March, 2007.

Notary Public

My Commission Expires: 11/24/09



RETURN TO:

Jack Case Wilson Title Associates, LLC
3931-A Gallatin Pike
Nashville, Tennessee 37216