WARRANTY DEED

Mandy Alsup
State of Tennessee Notary Public
Wilson Co.

Davidson County DEEDWARR
Recvd: 09/10/07 11:19 2 pgs
Fees:13.00 Taxes:924.63
20070910-0108205

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF SEPTEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: October 26, 2008.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Blvd., Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Allaman and wife, Margaret Allaman	Countrywide Financial	Map 087-02-0
(NAME) 1413 Whitetail Court	2595 W. Chandler Blvd (NAME)	
(ADDRESS) Hermitage, TN 37076	Chandler AZ 85224 (ADDRESS)	Parcel 23
(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, **M. Leonard Oliver and wife, Sherry G. Oliver**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John C. Allaman and wife, * 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: *Margaret M. Allaman

Being Lot No. 29 on the Plan of New Hope Meadows, Phase I, First Revision, as shown of record in Plat Book 6900, Page 653, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to M. Leonard Oliver and wife, Sherry G. Oliver by Special Warranty Deed from Secretary of Veterans Affairs, a Department of the United States of America, filed for record 12/19/91 in Book 8511, Page 418, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Plat Book 6900, Page 653, Register's Office of Davidson County, Tennessee.

Subject to Sewer Line Easement as shown of record in Book 7083, Page 435, and Book 7079, Page 196, Register's Office of Davidson County, Tennessee.

Subject to Charter for Homeowners Association as shown of record in Book 7525, Page 935, Register's Office of Davidson County, Tennessee.

Subject to restrictions as shown of record in Book 7577, Page 377, Book 7567, Page 103, Book 7934, Page 796, Book 7688, Page 804, Book 7688, Page 808, and Inst. No. 20030106-0001976, Register's Office of Davidson County, Tennessee.

Subject to By-Laws as shown of record in Book 7557, Page 356, Book 7657, Page 106, and Inst. No. 20030106-0001977, Register's Office of Davidson County, Tennessee.

Subject to any homeowner association dues/maintenance fees that may be assessed.

unimproved ☐

This is improved ☒ property, known as 1413 Whitetail Court, Hermitage, TN 37076

(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 5 day of September, 2007.

M. Leonard Oliver

Sherry G. Oliver

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, M. Leonard Oliver and Sherry G. Oliver, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 5 day of September, 2007.
Commission expires: October 26, 2008

Shanna Ray Notary Public

