Return to:
Smith-Pitts, PLC
5210 Maryland Way, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/31/08 12:46 2 pgs
Fees:13.00 Taxes:1309.80
20080331-0031886

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS **$354,000.00.**

Affiant

Subscribed and sworn to before me this 14th day of March, 2008.

Notary Public
My Commission expires: 9-19-2011
(Affix Seal)

MICHELLE MANGRUM NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Mary Bess Lanier	SAME	160-11 0A-029.00
10 Lymington Court		
Brentwood, TN 37027		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Larry Oldham**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Mary Bess Lanier*** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee: *Marybess Lanier

*Melinda Oldham joins in this conveyance to convey any and all marital rights she may have in and to said property

Being Lot No. 29 on the plan of Hemmingwood, Phases I, II, III, and IV, of record in Book 6900, pages 6, 7, and 8, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Larry Oldham, unmarried, by deed from Johnnie L. Holt, unmarried, on October 2, 1990, of record in Book 8292, page 74, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 6900, page 6, 7, and 8, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 6730, page 329; and Book 6948, page 268, as amended in Book 6892, page 540; and Book 6925,p age 268; and Book 7269, page 387; and Book 7474, page 205, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Book 8762, page 169, Register's Office for Davidson County, Tennessee.

This is improved property known as: **10 Lymington Court, Brentwood, TN 37027**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the **aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and** that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 March 14, 2008.

Larry Oldham

Melinda D. Oldham
Melinda Oldham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Larry Oldham and wife, Melinda Oldham** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 14, 2008

My commission expires 8/23/11

Notary Public

