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Davidson County DEEDWARR
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20081016-0104218

RECORD & RETURN TO:
[redacted] if Davidson County

# WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $184,000.00.

Affiant

Subscribed and sworn to me on October 14, 2008.

NOTARY PUBLIC
AT LARGE
June E. Rowell
My Commission Expires:
May 22, 2010
STATE OF TENNESSEE

JUNE E. ROWELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #23597SP

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Christopher S. Dailey<br>342 Blackman Road<br>Nashville, TN 37211 | SAME | 147-5-014 |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Adam J. Olson and wife, Amanda G. Olson, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Christopher S. Dailey, an unmarried person, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 237, on the Plan of Caldwell Hall Subdivision, Section 1, as of record in Plat Book 2900, pages 57, 58 and 59, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Adam J. Olson and wife, Amanda G. Olson, by Warranty Deed date August 3, 2007, from Donald P. Roberts Co-Trustee and Hillery W. Roberts Co-Trustee of The Roberts Family Removable Living Trust Agreement, dated 2/29/96, of record as Instrument No. 20070806-0093621, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2008 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Matters shown on plan of record in Book 2900, pages 57, 58 and 59, Register's Office for Davidson County, Tennessee.
3. Declarations/Restrictions of record in Book 2929, page 117, as amended in Book 2997, page 93, Register's Office for Davidson County, Tennessee.

4. Easement of record in Book 2957, page 567, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 342 Blackman Road, Nashville, TN 37211.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 on October 14, 2008.

**Adam J. Olson**

**Amanda G. Olson**

**STATE OF** Florida )
**COUNTY OF** Hillsborough )

On October 14, 2008, before me personally appeared Adam J. Olson and Amanda G. Olson to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on October 14, 2008.

NOTARY PUBLIC

My Commission Expires:

PATRICIA C. ALFONSO
MY COMMISSION # DD 738135
EXPIRES: December 2, 2011
Florida Notary Public Underwriters

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