File No. 290600618

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2009.

Notary Public

MY COMMISSION EXPIRES: 10/10/09
(AFFIX SEAL)

WILLIAMSON COUNTY TENNESSEE STATE OF NOTARY PUBLIC DONALD R. BARRETT, JR.

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20090045102 DEEDWARR
Recvd: 07/06/09 13:11 2 pgs
Fees:13.00 Taxes:775.15

20090706-0062584

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Olson	Michael Olson	172120B32200CO
(NAME) 3456 COBBLE STREET	(NAME) 3456 COBBLE STREET	
(ADDRESS) NASHVILLE, TN 37211	(ADDRESS) NASHVILLE, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Rachel D. Morgan Hamby, a married woman, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Michael Olson, an unmarried man, hereinafter called the grantee(s), HIS 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 Lot No. 537 on the Plan of Bradford Hills, Section Thirteen, as of record in Plat Book 7900, Page 6, and amended in Plat Book 7900, Page 661, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Rachel D. Morgan, a single woman, by Warranty Deed dated July 15, 2004, filed July 16, 2004, from Brian A. Bechard and wife, Velvet J. Bechard, of record by Instrument No. 20040716-0084945, Register's Office for Davidson County, Tennessee.

County of Davidson Taxes for the year 2009 and subsequent years, a lien, not yet due and payable. All prior years are paid. Tax Parcel ID NO.: 172120B32200CO

Subject to all matters as set forth on the plat of record in Plat Book 7900, Page 661, Register's Office of said County.

Restrictive Covenants of record in Book 9227, Page 681, Register's Office of said County.

By-Laws as shown of record in Book 8071, Page 531, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 8071, Page 520, Register's Office for said County.

Quitclaim Deed for Open Space and Common Areas as shown of record in Book 9779, Page 672, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 3456 Cobble St, Nashville, TN 37211
(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 GRANTEE(S), HIS heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hands this 30th day of June, 2009.

Robert S. Hamby

Rachel D. Morgan Hamby

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Rachel D. Morgan Hamby, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 6/30/2009.

Witness my hand at office this 30th day of June, 2009.

Commission expires:

10/10/09

Notary Public

WILLIAMSON COUNTY
DONALD R. BARRETT, JR.
STATE OF TENNESSEE NOTARY PUBLIC

File Number: 290600618

RETURN TO:
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027

AMD Robert S. Hamby