THIS INSTRUMENT PREPARED BY:
Natchez Title & Escrow
717 Old Hickory Boulevard, Suite A
Brentwood, TN 37027

SEND TAX BILLS TO:
New Owner
3238 Smith Springs Road
Antioch, TN 37013

MAP PARCEL NUMBERS
Map & Parcel No. 150-01-247.00

BILL GARRETT, Davidson County
Trans:T20090058420 DEEDWARR
Recvd: 08/26/09 09:52 2 pgs
Fees:13.00 Taxes:227.55
20090826-0080235

WARRANTY DEED

THIS INDENTURE, made and entered into this 11th day of August, **2009**, by and between **Ollie Hale**, unmarried, party of the first part, and **Jackie Charlton and Margaret Charlton, husband and wife**, party of the second part,

WITNESSETH: That for and in consideration of **$61,500.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the f rst part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Antioch County of Davidson, State of Tennessee:

BEING Lot No. 286 on the Plan of Cherry Hills, Section 4, as of record in Book 4460, page 21, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Andrew L. Hale and wife, Ollie Hale by deed from Nancy C. Officer, of record in Book/Instrument No. 9516, page 282 Register's Office, Davidson County, Tennessee, dated 10/28/94 and recorded 11/9/94. The said Andrew L. Hale having since died, leaving the sole owner of said property to be Ollie Hale.

The above referenced property is also known as 2904 Mossdale Drive, Antioch, TN 37013.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); any and all matters appearing of record in Book 4460, page 21; Restrictions of record in Book 4512, page 212; and any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

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 said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part 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.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Ollie Hale

Ollie Hale

STATE OF Illinois, COUNTY OF Vermilion

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ollie Hale, unmarried,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 11 day of August, **2009.**

My commission expires 5/06/12

Notary Public

"OFFICIAL SEAL"
LISA THOMPSON
Notary Public, State of Illinois
My Commission Expires 5/06/12

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$61,500.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 11 day of August, **2009.**

NOTARY PUBLIC

My commission expires: 7/24/10

PROPERTY ADDRESS:
2904 Mossdale Drive
Antioch, TN 37013

Name and address of new owner:

Jackie & Margaret Charlton
3238 Smith Springs Rd
Antioch, TN 37013

EDWARD B. BALDWIN, III
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON