BILL GARRETT, Davidson County
Trans:T20100064221 DEEDWARR
Recvd: 10/11/10 09:29 2 pgs
Fees:13.00 Taxes:333.00
20101011-0081235

Return To:
This Instrument Prepared By:
Harpeth Title, LLC
109 Westpark Drive, Suite 150
Brentwood, TN 37027
H010194

Send Tax Bills To:
Peoples Home Equity, Inc.
213 Ward Circle, Ste. 200
Brentwood, TN 37027
New Owner is:
Keily Y. Oliva
2374 Una Antioch Pike
Antioch, TN 37013

MAP: 149-00-0

PARCEL: 033.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Oscar Elwood Brogdon and wife, Eva Christine Brogdon**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Keily Y. Oliva and husband, Kevin A. Oliva**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Known As: **2374 Una Antioch Pike, Antioch, TN 37013**

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point in the center of the Una-Antioch Pike 100 feet northwardly from the northwest corner of the parcel of land conveyed to Clarence Nelson Carter and wife, Frances Lucille Carter by deed of record in Book 2097, page 45, Register's Office for said County; running thence northwardly with the center of said Una-Antioch Pike 100 feet; thence North 86 deg. 40 min. East, 357.5 feet to a point in the west line of Lot No. 5 on the Map showing subdivision of the J.W. Morgan Lands as of record in Plan Book 3, page 26, Chancery Court at Nashville, which said point is 140 feet from the northeast corner of the parcel of land conveyed to said Clarence Nelson Carter and wife, Frances Lucille Carter by said deed of record in Book 2097, page 45, of said Register's Office; thence South 1 deg. 55 min. West with said west line of said Lot No. 5, 70 feet; thence South 81 deg. 25 min. West, 345.5 feet to the point of beginning.

Being the same property conveyed to Oscar Elwood Brogdon, by Warranty Deed from Peggy Sue Brogdon, dated 9-25-70 and recorded 11-20-70 in Book 4461, page 641, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

O.E.B. ECB
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate,

title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 29th day of September, 2010.

GRANTOR(S):

Oscar Elwood Brogdon
OSCAR ELWOOD BROGDON

Eva Christine Brogdon
EVA CHRISTINE BROGDON

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Oscar Elwood Brogdon and Eva Christine Brogdon**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 29th day of ~~September, 2010.~~

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

NOTARY PUBLIC
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$90,000.00**.

AFFIANT

SWORN TO and subscribed before me this 29th day of September, 2010.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

NOTARY PUBLIC
My commission expires: _____