WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JULY, 2011

Notary Public

MY COMMISSION EXPIRES: 3-3-15

(AFFIX SEAL)

GIB VANDERHEYDEN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lai Olstad	New Owner	84-11/6.00-7.00 & a portion off 8.00
(NAME)	(NAME)	
2226 Weona Drive		
(ADDRESS)	(ADDRESS)	2011-0299
Nashville, TN37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Annie G. Wooten aka Annie Grace Wooten, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lai Olstad, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 71 on the Plan of Maplecrest Subdivsion, as of record in Book 1835, pages 27 and 28, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to H. E. Wooten or Annie G. Wooten by warranty deed of A.H. Johnson and wife, Malvin Johnson, as the last officers and stockholders of A. H. Johnson Construction Co., Inc., and as Trustees for the creditors of A. H. Johnson Construction Co., Inc., dated March 4, 1968, of record in Book 4277, page 233, Register's Office of Davidson County, Tennessee. The said H. E. Wooten having since died by operation of law property is vested in Annie G. Wooten as the surviving tenant by the entireties.

Land in Davidson County, Tennessee, being Lot Nos. 72, 73, 74, on the Plan of Maplecrest which appears of record in Book 1835, pages 27 and 28, Register's Office of Davidson County, Tennessee.

Being property conveyed to Harry E. Wooten and wife, Grace Wooten by warranty deed of A. D. Hewlett, dated March 15, 1957, of record in Book 2641, page 279, Register's Office of Davidson County, Tennessee. The said Harry E. Wooten (aka H E. Wooten) having since died and by operation of law property vested in Annie G. Wooten (aka Annie Grace Wooten) as surviving tenant by the entireties.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Restrictive covenants of record in Book 1874, page 452, Register's Office of Davidson County, Tennessee. Subject to all matters appearing of record on the Plan of Maplecrest Subdivision, as of record in Plat Book 1835, pages 27 and 28, Register's Office of Davidson County, Tennessee. Sanitary sewers and/or storm drainage easement of record in Book 4931, page 246, said Register's Office.

This property, known as 2226 Weona Drive, Nashville, TN 37214
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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.

BILL GARRETT, Davidson County
Trans:T20110047352 DEEDWARR
Recvd: 08/03/11 13:38 2 pgs
Fees:13.00 Taxes:485.07
20110803-0059774

Witness my/our hand(s) this 29TH DAY OF JULY, 2011.

Annie G Wooten by Beverly Pitts POA

Annie G. Wooten by Beverly Pitts as her Attorney in Fact

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Beverly Pitts, Attorney-in-Fact for Annie Grace Wooten, the within named bargainor/s, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that s/he executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Annie Grace Wooten, as his/her free act and deed for the purposes therein contained, said Power of Attorney of record in Instrument No. 20090521-0046892, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this the 29th day of July, 2011.

Notary Public

My Commission Expires: 7-2-12

(SEAL)

YVETTE LYNN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY