BILL GARRETT, Davidson County
Trans:T20120015023 DEEDWARR
Recvd: 03/01/12 09:30 2 pgs
Fees:13.00 Taxes:889.85
20120301-0017871

This instrument prepared by: Christopher J. Thornton, P.C.
1661 Aaron Brenner Drive #301
Memphis, TN 38120
901-758-2580 Cartus File # 2213102

WARRANTY DEED

THIS INDENTURE is made this the 24 day of January, 2012, by Charita L. Barrow, a single person, First Parties, for the purpose of conveying the premises described herein to Bruce E. Oldham and wife, Peggy L. Oldham, Second Parties.

Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

I. WARRANTY DEED

W I T N E S S E T H:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

Land in Davidson County, Tennessee and being Lot 217, on the plan of Phase Two, Section D, Bridgewater Subdivision, in Instrument Number 20070419-0047123, in the Register's Office for Davidson County, Tennessee, and to which specific reference is hereby made for a more particular description.

Being the same property conveyed to the party of the first part by Deed of record in Instrument Number 20090401-0029134 in the Register's Office for Davidson County, Tennessee.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT

The plan of record in Instrument Number 20070419-0047123, which shows an Owner's Certificate, certain notes, easements and setback lines; Deeds of Conveyance of Open Space to Bridgewater Homeowner's Association, Inc. of record at Instrument Numbers 20091110-0103837, corrected in 20091117-0105711; Easement for TVA of record in Book 1291, Page 99 and Book 1318, Page 28; Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20051024-0128043; Charter of Bridgewater Master Association, Inc. of record in Instrument Number 20060223-0021110; Sanitary Sewer Easement of record in Instrument Number 20060120-0080000 and 20030827-0124253; Storm Water Detention Agreement of record in Instrument Number 20050222-0019150; Subdivision Restrictions, Building Lines, Easements and other matters of record in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2012, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WHEREOF, the said First Party have hereunder set their hand and seal the day and year first above written.

Charita Barrow
CHARITA L. BARROW

STATE OF TN)

COUNTY OF Hamilton)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Charita L. Barrow**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Hamilton County, this the 24th day of January, 2012.

Norman F. Steuer
NOTARY PUBLIC

My Commission Expires:
02/03/2015

NORMAN F. STEUER STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY

STATE OF _____)

COUNTY OF _____)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in _____ County, this the ____ day of _____, 20__.

_____
NOTARY PUBLIC

My Commission Expires:

_____

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

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 $240,500.00, 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 the 29 day of February, 2012.

_____
NOTARY PUBLIC

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 9-9-14

PROPERTY ADDRESS:
1917 HAWKS NEST DRIVE
HERMITAGE, TN 37076

PROPERTY OWNER/ PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES: Bruce E. Oldham
Franklin American Mortgage Co
ADDRESS: 501 Corporate Centre Drive Suite 400
Franklin, TN 37067

PARCEL ID NO: MAP 98-6-A PARCEL 243.00co

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.