Davidson County DEEDWARR
Recvd: 06/08/12 13:24 3 pgs
Fees:18.00 Taxes:536.50
20120608-0050354

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF JUNE, 2012.

Notary Public

MY COMMISSION EXPIRES: 7/6/12
(AFFIX SEAL)

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No.: ALW-12-7835

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Ray Milton	First Community Mortgage, Inc.	182-06-0-A-017.00 CO
(NAME)	(NAME)	
7835 Rainey Dr	275 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Murfreesboro TN 37129	
(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/WE, **TARA L. LACEY, MARRIED AND MARNIE JO OLMSTEAD TRUSTEE OF THE OLMSTEAD FAMILY TRUST**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **DAVID RAY MILTON, AN UNMARRIED MAN**, hereinafter called the Grantee(s), their heirs and assigns, that 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. 17 on the Plan of Section One, Old Hickory Hills of record in Instrument Number 20011023-0115382, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Tara L. Lacey, married and Harold J. Olmstead, married, by Deed from Greenvale Construction, LLC, dated September 30, 2002, of record in Instrument Number. 20021017-0127575, Register's Office for Davidson County, Tennessee. Harold J. Olmstead having conveyed his interest in subject property to Harold Jay Olmstead and Marnie Jo Olmstead, Trustees of the Olmstead Family Trust dated 11/12/2005 by Quitclaim deed dated December 22, 2005, of record in Instrument Number 20060207-0015197, Register's Office for Davidson County, Tennessee.

Harold Jay Olmstead died in Los Angeles County, California, on April 18, 2007. Marnie Jo Olmstead is the surviving Trustee of the Olmstead Family Trust.

Melvin Jackson, husband of Tara L. Lacey, joins in the execution of this instrument for the purpose of conveying any/all interest he may have in subject property by virtue of their marriage.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 7835 Rainey Dr, Antioch, TN 37013

(House Number) (Street) (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 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), 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.

Witness my/our hand(s) this 6th day of ~~April,~~ June 2012.

Tara L. Lacey 6/6/2012

Melvin Jackson 6/6/2012

The Olmstead Family Trust

By: Marnie Jo Olmstead, Surviving Trustee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tara L. Lacey and husband, Melvin Jackson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6 day of ~~April~~ June, 2012.

Notary Public
My Commission Expires: 9/3/12

ADAM G. LaFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

SEE ATTACHED FOR CALIFORNIA NOTARY ACKNOWLEDGEMENT

**********CALIFORNIA NOTARY ACKNOWLEDGMENT**********

STATE of California)
COUNTY of ORANGE)

On April 23rd, 2012, before me, Myron Louis Goldstein, Notary Public, personally appeared Marnie Jo Olmstead, Surviving Trustee of The Olmstead Family Trust, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Signature _____
Notary Public
My commission expires: 03/13/2014

MYRON LOUIS GOLDSTEIN
COMMISSION # 1882691
Notary Public - California
ORANGE COUNTY
My Comm. Expires Mar. 13, 2014

This area for official notarial seal

Notary Name: Myron Louis Goldstein
Notary Registration Number: 1882691

Notary Phone: (949) 235-1795
County of Principal Place of Business: Orange

CAPACITY CLAIMED BY SIGNER:
- ☐ Individuals (s)
- ☐ Corporate Officer: _____(title)
- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☑ Trustee(s)
- ☐ Other _____

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY