WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130014973 DEEDWARR
Recvd: 02/22/13 10:58 2 pgs
Fees: 13.00 Taxes: 5106.00
20130222-0017888

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-23-2016

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 day of Feb, 2013

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert B. Mahoney	NEW OWNER	104140H08000CO
(NAME)	(NAME)	
34 Old Club Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, we, **Vicki B. Oglesby, a married woman**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Robert B. Mahoney and wife, Wendi S. Mahoney**, hereinafter called the GRANTEE (S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 16, on the plan of Whitworth, Phase 3, Section 3, of record in Plat Book 7900, Pages 870-872 as amended in Book 9582, Page 842 and Book 10270, Page 34, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Vicki B. Oglesby, a married woman by Deed from Andre A. Lambert and wife, Angelina Lambert, dated 04/30/2007 and filed for record on 05/08/2007 in Instrument 200705080055174, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS FURTHER SUBJECT TO THE FOLLOWING:

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed. 3. e. d.
All matters as set forth per Plat Book 6900, Page 838-841, Book 7900, Page 870-872, Book 9582, Page 842, Book 10270, Page 34, said Register's Office.
Declaration of Covenants, Conditions, Restrictions and By-laws of record in Book 9567, Page 185, said Register's Office.
Declaration of Covenants, Conditions, Restrictions and By-laws of record in Book 9567, Page 301, said Register's Office.
Designation and Agreement of Declarant of record in Book 9582, Page 872, said Register's Office.
Deed of Conveyance of record in Book 10461, Page 775, said Register's Office.
Deed of Conveyance of record in Book 10461, Page 779, said Register's Office.

Deed of Conveyance of record in Book 10461, Page 784, said Register's Office.
Charter of record in Book 8090, Page 691, said Register's Office.
Charter Amendment of record in Book 8283, Page 523, Book 10428, Page 795, said Register's Office.
County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.
2013 taxes have been pro-rated between Grantor and Grantee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 34 Old Club Court, Nashville, TN 37215
(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 GRANTEE(S), their heirs and/or 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/or 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 our hands this 13th day of February, 2013.

Vicki B. Oglesby

Vicki B. Oglesby

Robert E. Oglesby

State of Tennessee
County of Williamson

Personally appeared before me Vicki B. Oglesby and Robert E. Oglesby, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 13th day of February, 2013

Notary Public

My Commission Expires: 11/10/15

THOMAS GIDWELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

Return To:

FOUNDATION
TITLE AND ESCROW, LLC
1725 N. Mt. Juliet Rd., Ste. C
Mt. Juliet, TN 37122