BILL GARRETT, Davidson County
Trans:T20130041561 DEEDWARR
Recvd: 05/20/13 08:11 2 pgs
Fees:13.00 Taxes:723.35

20130520-0050279

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 195,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th DAY OF May, 2013.

Notary Public

Commission Expiration:

ANGELA B. CREEKMORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
COMM EXP. 06-21-2016

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Eric C. Denton and Stacie A. Taylor 4711 Log Cabin Road Nashville, TN 37216	F&M Bank 50 Franklin Street Clarksville, TN 37040	-06108001600

WARRANTY DEED

FOR AND IN 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, Brice E. Oldham and wife, Izette Oldham, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eric C. Denton, an unmarried man and Stacie A. Taylor, an unmarried woman, as joint tenants with rights of survivorship 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:

Property known as 4711 Log Cabin Road Nashville, TN 37216, County of Davidson

Being Lot No. 8 of Section 1 on the Plan of McGaughey Heights, as of record in Book 1835, page 33, Register's Office for said county.

Being a portion of the same property conveyed to Brice E. Oldham and wife, Izette Oldham by deed from Sweeney-Clark Realty Company dated 12/20/1950 of record in Book 1915, page 341, said Register's Office.

Durable Power of Attorney for Izette Burrow Oldham dated 08/31/2010, filed of record 05/10/2013, in Instrument No. 20130510-0047507, said Register's Office. Power of Attorney Affidavit for Izette Burrow Oldham dated 05/08/2013, filed of record in Instrument No. _____, said Register's Office.

Durable Power of Attorney for Brice Edward Oldham dated 08/31/2010, filed of record 05/10/2013, in Instrument No. 20130510-0047506, said Register's Office. Power of Attorney Affidavit for Brice Edward Oldham dated 05/08/2013, filed of record in Instrument No. _____, said Register's Office.

Brice Edward Oldham and Brice E. Oldham are one and the same person.

Izette Burrow Oldham and Izette Oldham are one and the same person.

Tax Map and Parcel ID is as follows 06108001600

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 4711 Log Cabin Road, Nashville, TN 37216

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 unemcumbered, 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.

Witness my hand this 15th day of May, 2013.

Brice E Oldham

By: Brice Oldham Attorney in Fact

Brice E. Oldham
by Stephen Burrow Oldham, Attorney in Fact

Izette Oldham

By: Brice Oldham Attorney in Fact

Izette Oldham
by Stephen Burrow Oldham, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the **15th day of May, 2013,** before me, appeared **Stephen Burrow Oldham,** to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the lawful attorney-in-fact for **Brice Edward Oldham**, and that said instrument was signed in behalf of the said **Brice Edward Oldham**, by himself as attorney-in-fact.

Witness my hand and office this the day and year above written.

ANGELA B CREEKMORE NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY COMM. EXP. 2-21-16

Notary Public
My commission expires: 6-21-16

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the **15th day of May, 2013,** before me, appeared **Stephen Burrow Oldham,** to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the lawful attorney-in-fact for **Izette Burrow Oldham**, and that said instrument was signed in behalf of the said **Izette Burrow Oldham**, by himself as attorney-in-fact.

Witness my hand at office this the day and year above written.

ANGELA B CREEKMORE NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY COMM. EXP. 2-21-16

Notary Public
My commission expires: 6-21-16