Warranty Deed

Davidson County DEEDWARR
Recvd: 06/11/13 15:48 10 pgs
Fees:53.00 Taxes:564.25
20130611-0059520



STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $152,500.00.

Michelle Faye
Affiant

Subscribed and sworn to before me, this the 11th day of June, 2013.

Kathy D. Barker
Notary Public

My commission expires: 12-18-2016

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jeffrey A. Zeitlin	Same	
4301 Hillsboro Rd		104-01-0-394.0
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **KENNETH H. OLIVER, LAYTON SEBA OLIVER AND JANICE GAIL OLIVER***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEFFREY A. ZEITLIN**, HEREINAFTER CALLED THE GRANTEE(S), ITS HEIRS AND 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 Lot No. 24 on the Plan of Wrenwood of record in Plat Book 1130, Page 55, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Lot 24 being the same property conveyed to Jessie Mai Hilton, Kenneth Harris Oliver and Geraldine M. Fitzwater, as tenants in common, by Warranty Deed from James E. Davis and wife, DeAubrey P. Davis, recorded in Book 4413, page 885, in the Register's Office for Davidson County, Tennessee, dated April 22, 1970 and recorded April 28, 1970.

Jessie Mai Hilton having since died on 7/28/1995 leaving Geraldine M. Fitzwater, Kenneth Harris Oliver and Layton Patterson Oliver as her heirs. Layton Patterson Oliver having since died on 10/8/1964, leaving Layton Seba Oliver and Janice Gail Oliver as his heirs. Geraldine M. Fitzwater having since conveyed her interest to Kenneth H. Oliver by Quitclaim Deed recorded as Instrument No. 20130130-0009813, in the Register's Office for Davidson County, Tennessee, dated October 13, 1998 and recorded January 30, 2013.**

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

*This property is vacant land and is not the residence of any seller or any spouse of a seller.
** Affidavits of heirship for Jessie Mai Hilton and Layton Patterson Oliver are attached hereto as Exhibit A and Exhibit B, respectively.

This is improved property known as 3506 Wrenwood Drive, Nashville, TN 37205.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 11th day of June, 2013.

Kenneth Harris Oliver

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kenneth Harris Oliver, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 11th day of June, 2013.

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013

Notary Public

Janice Gail Oliver

Layton Seba Oliver

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Janice Gail Oliver and Layton Seba Oliver, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10th day of June, 2013.

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013

Exh A

AFFIDAVIT OF HEIRSHIP

Date: June 10, 2013 File No.: 13-0515	Property: 3506 Wrenwood Avenue Nashville, TN 37205
Buyer(s): Jeff Zeitlin	Seller(s): Kenneth Harris Oliver

Jeannine Long, hereinafter referred to as Affiant, being first duly sworn, makes oath as follows:

1. That Affiant is at least eighteen (18) years of age, and is a resident of Wilson County, Tennessee, residing at 375 Spring Creek Lane, Lebanon, TN 37090.

2. That Affiant personally knew Jessie Mai Hilton, deceased, hereinafter referred to as Decedent, and has personal knowledge of the family of Decedent by reason of the following:

Jeannine (White) Long was a sister of Elsie (White) Oliver, who was married to Layton Patterson Oliver, who was a son of Jessie Mai Hilton.

3. That Affiant knew that at date of death, said Decedent owned in part the following described real estate in Davidson County, Tennessee:

3506 Wrenwood Drive, Nashville, TN 37205, which Affiant is advised has the following legal description:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Wrenwood of record in Plat Book 1130, Page 55, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Lot 24 being the same property conveyed to Jessie Mai Hilton, Kenneth H. Oliver and Geraldine M. Fitzwater, as tenants in common, by Warranty Deed from James E. Davis and wife, DeAubrey P. Davis, recorded in Book 4413, page 885, in the Register's Office for Davidson County, Tennessee, dated April 22, 1970 and recorded April 28, 1970. Geraldine M. Fitzwater having since conveyed her interest to Kenneth H. Oliver by Quitclaim Deed recorded as Instrument No. 20130130-0009813, in the Register's Office for Davidson County, Tennessee, dated October 13, 1998 and recorded January 30, 2013.

4. That Decedent died on 7-28-1995, and was at the time a resident of Davidson County, Tennessee;

5. To the best knowledge of Affiant, that Decedent died intestate (i.e., without a will).

6. At the time of Decedent's death, Decedent was unmarried.

7. That the following persons are ALL of the children born to or adopted by Decedent during her lifetime (List all children, living or deceased):

Geraldine M. Fitzwater FKA Geraldine Oliver
Kenneth Harris Oliver
Layton Patterson Oliver

8. That the following persons constituted all of the heirs-at-law of Decedent at (his/her) date of death:

Geraldine M. Fitzwater FKA Geraldine Oliver
Kenneth Harris Oliver
Layton Patterson Oliver

9. That as of the date of execution of this Affidavit, the following persons

J. L. K.H.O.

constitute all of the heirs-at-law (or his/her/their successors) of Decedent:

Geraldine M. Fitzwater FKA Geraldine Oliver – Age: 83;
Address: 1907 SPRING ST., KANSAS CITY, MO 64126

Kenneth Harris Oliver – Age: 82;
Address: 425 EXCELL 20, CLARKSVILLE, TN 37043

Layton Oliver – Age: ____; BORN 6-1-1928
Address: ~~DAVIDSON COUNTY~~, DIED 10-8-1964

10. Additional information, if any, either known or understood to be true by Affiant:

Layton Patterson Oliver is deceased.

J. L. K. H. O.

*****It is a Class E felony to willfully, corruptly and falsely swear to any statement herein known to you to be false. It is also a Class E felony to willfully, corruptly and falsely swear to any statement herein to which you do not have sufficiently definite knowledge to justify the making of such sworn statement, and the statement is false.**

Dated this 10TH day of June, 2013.

Jeannine Long
Affiant – Jeannine Long

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Subscribed to and sworn before me this 10TH day of June, 2013.

J. T.
Notary Public

STEVEN T. MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires JULY 8, 2013

My Commission Expires: 7-8-13

Dated this 11th day of June, 2013.

Kenneth H. Oliver
Affiant – Kenneth Oliver

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Subscribed to and sworn before me this 11TH day of June, 2013.

J. T.
Notary Public

My Commission Expires: 7-8-13

STEVEN T. MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires JULY 8, 2013

Exh B

AFFIDAVIT OF HEIRSHIP

Date: June 10, 2013 File No.: 13-0515	Property: 3506 Wrenwood Avenue Nashville, TN 37205
Buyer(s): Jeff Zeitlin	Seller(s): Kenneth Harris Oliver

Jeannine Long, hereinafter referred to as Affiant, being first duly sworn, makes oath as follows:

1. That Affiant is at least eighteen (18) years of age, and is a resident of Wilson County, Tennessee, residing at 375 Spring Creek Lane, Lebanon, TN 37090.

2. That Affiant personally knew Layton Oliver, deceased, hereinafter referred to as Decedent, and has personal knowledge of the family of Decedent by reason of the following:

Jeannine (White) Long was a sister of Elsie (White) Oliver, who was married to Layton Patterson Oliver.

3. That Affiant knew that at date of death, said Decedent owned in part the following described real estate in Davidson County, Tennessee:

3506 Wrenwood Drive, Nashville, TN 37205, which Affiant is advised has the following legal description:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Wrenwood of record in Plat Book 1130, Page 55, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

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4. That Decedent died on 10-8-2014, and was at the time a resident of DAVIDSON COUNTY, TN;

5. To the best knowledge of Affiant, that Decedent died intestate (i.e., without a will).

6. At the time of Decedent's death, Decedent was ~~unmarried.~~ MARRIED TO ELSIE ANN (OLIVER) HARRIS.

7. That the following persons are ALL of the children born to or adopted by Decedent during her lifetime (List all children, living or deceased):

Layton Seba Oliver
Janice Gail Oliver
Thomas Howard Oliver
Jack Douglas Oliver

8. That the following persons constituted all of the heirs-at-law of Decedent at (his/her) date of death:

Layton Seba Oliver
Janice Gail Oliver
Thomas Howard Oliver
Jack Douglas Oliver

J. L. J. C. JC K. H. O.

9. That as of the date of execution of this Affidavit, the following persons constitute all of the heirs-at-law (or his/her/their successors) of Decedent:

Layton Seba Oliver – Age: 65;
Address: 2900 HAMILTON CHURCH RD. APT 315, ANTIOCH, TN 37013

Janice Gail Oliver – Age: 57;
Address: 1927 MORRIS AVE, COLUMBIA, TN 38401

Thomas Howard Oliver – Age: ____; BORN - 8-5-49
Address: Resident of DIED - 9-27-69
RUTHERFORD COUNTY

Jack Douglas Oliver – Age: ____; BORN - 3-A-52
Address: Resident of DIED - 9-27-69
RUTHERFORD COUNTY

10. Additional information, if any, either known or understood to be true by Affiant:

Both Thomas Howard Oliver and Jack Douglas Oliver are deceased and neither had any surviving children at the time of his death.

[next page is signature page]

J. L.
J. O. K. N. O.

*****It is a Class E felony to willfully, corruptly and falsely swear to any statement herein known to you to be false. It is also a Class E felony to willfully, corruptly and falsely swear to any statement herein to which you do not have sufficiently definite knowledge to justify the making of such sworn statement, and the statement is false.**

Dated this 10th day of June, 2013.

Jeannine Long
Affiant – Jeannine Long

STATE OF TENNESSEE
COUNTY OF Davidson

Subscribed to and sworn before me this 10th day of June, 2013.

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JULY 8, 2013

S. M.
Notary Public

My Commission Expires: 7-8-13

Dated this 11th day of June, 2013.

Kenneth H. Oliver
Affiant – Kenneth Oliver

STATE OF TENNESSEE
COUNTY OF Davidson

Subscribed to and sworn before me this 11th day of June, 2013.

S. M.
Notary Public

My Commission Expires: 7-8-13

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JULY 8, 2013

Dated this 10TH day of June, 2013.

Layton Seba Oliver

Affiant – Layton Seba Oliver

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Subscribed to and sworn before me this 10TH day of June, 2013.

S. T. M.

Notary Public

My Commission Expires: 7-8-13

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013

Dated this 10TH day of June, 2013.

Janice G Oliver

Affiant – Janice Gail Oliver

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Subscribed to and sworn before me this 10TH day of June, 2013.

S. T. M.

Notary Public

My Commission Expires: 7-8-13

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013

I, Thomas N. Jones, 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.

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Michelle W. Locke, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Michelle W. Locke
NOTARY PUBLIC

My Commission Expires: 10/20/2013

