BILL GARRETT, Davidson County
Trans:T20130107102 DEEDWARR
Recvd: 12/26/13 14:33 2 pgs
Fees:13.00 Taxes:1178.45

20131226-0130036

RECORD AND RETURN TO:
TITLE PROFESSIONALS OF TENNESSEE, LLC
101 POINT EAST DRIVE
NASHVILLE, TENNESSEE 37216
FILE NO. 1191

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

MARKA L. NETTLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$318,500.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF DECEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 12/28/2013

THIS INSTRUMENT WAS PREPARED BY
TITLE PROFESSIONALS OF TENNESSEE, LLC, 101 Point East Drive, Nashville, Tennessee 37216

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
BRADLEY F. EDMONDS **1202 Greenland Avenue** **Nashville, TN 37216**	**S A M E**	**06112020700**

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, JAMES R. OLDHAM and wife, COURTNEY R. OLDHAM

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BRADLEY F. EDMONDS, Unmarried

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in the 11th, formerly the 18th, Civil District of Davidson County, Tennessee, being part of Tract No. 3 on the plan of the subdivision of William Williams Land, as of record in Plan Book 2, page 128, Chancery Court at Nashville, described as follows:

BEGINNING in the center of Greenland Avenue at the northeast corner of Lot No. 36 on the plan of the subdivision of the west part of said Lot No. 3 as of record in Book 421, page 40, Register's Office for said County; thence with the easterly line of Lot No. 36, southwardly 440 feet; thence eastwardly 100 feet; thence northwardly 440 feet to the center of Greenland Avenue; thence with the center of said Avenue, westwardly 100 feet to the beginning.

Being the same property conveyed to James R. Oldham and wife, Courtney R. Oldham by deed from Annette S. Goodrum Carroll, a married person, of record in Instrument Number 20130402-0032459, Register's Office for Davidson County, Tennessee.

This is improved property known as 1202 Greenland Avenue, Nashville, Tennessee 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 aid 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 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 our hands this 20th day of December, 2013.

JAMES R. OLDHAM

COURTNEY R. OLDHAM

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED AUTHORITY, a Notary Public in and for said County and State, the within named JAMES R. OLDHAM and wife, COURTNEY R. OLDHAM, the bargainors, 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 at Nashville, Tennessee, this 20th day of December, 2013.

Notary Public

My Commission Expires: 12/28/2013

MARKA L. NETTLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY