Return To:
Solomon Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood. TN 37027

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Joshua Fox
4801 Wales Court
Nashville, TN 37211

MORTGAGEE
Franklin American Mtg Co.
501 Corporate Centre Dr, Ste. 400
Franklin, TN 37067

SEND TAX BILLS
Mortgagee
Franklin American Mortgage Co.
501 Corporate Centre Dr., Ste. 400
Franklin, TN 37067

MAP-PARCEL:
MAP 147-08-0
PARCEL 074.00

BILL GARRETT, Davidson County
Trans:T20140016732 DEEDWARR
Recvd: 03/12/14 11:45 2 pgs
Fees:13.00 Taxes:580.90
20140312-0020703

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Martha Frances Oldham, unmarried,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Joshua Fox, married** 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:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Cathey Heights, Section One, of record in Book 2854, Page 45, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Marion Elwood Oldham and wife, Martha Frances Oldham, by Warranty Deed from James Buford and Jerry Bellar, dated December 3, 1975 and filed of record in Book 4977, Page 596, Register's Office for Davidson County, Tennessee. The said Marion Elwood Oldham died on August 25, 1999.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants; Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances of record in Book 6249, Page 401; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6548, Page 92; easements, covenants conditions and all matters and notes as shown on the plan of record in Book 2854, Page 45, Register's Office, Davidson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **4801 Wales Court Nashville, TN 37211.**

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 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 7th day of March, 2014.

Martha Frances Oldham

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Martha Frances Oldham, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of March, 2014.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1·1·16

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $157,000.00.

AFFIANT

Subscribed and sworn to before me this 7th day of March, 2014.

NOTARY PUBLIC

My Commission Expires: _____

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires October 2, 2017