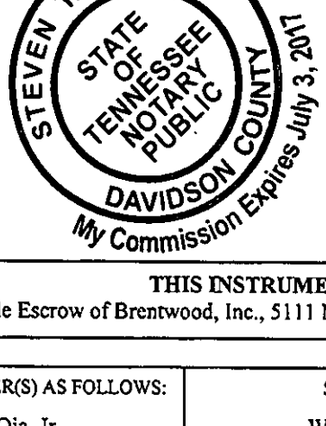
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Kristion Booth
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF APRIL, 2014.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roger E. Oja, Jr.	Wells Fargo Bank, N.A.	17605007400
(NAME)	(NAME)	
205 Hickory Way Court	2701 Wells Fargo Way	
(ADDRESS)	(ADDRESS)	
Anitoch, TN 37013	Minneapolis, MN 55467	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Blair O. White, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Roger E. Oja, Jr., and Linda J. Oja, husband and wife**, 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:

Being Lot No. 36 on the final plan of Hickory Woods, Section B of record in Book 6900, page 512, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Blair O. White by deed from Ronald D. Earps and wife, Linda K. Earps of record in Instrument No. 20120419-0033636, Register's Office for Davidson County, Tennessee.

This is not nor has it been the primary residence of Blair O. White.

This conveyance is subject to 2014 taxes, prorated and assumed by the Grantees.
Subject to all matters as set out on the plan of record in Book 6900, page 512, said Register's Office
Declaration of Covenants, Conditions, and Restrictions as set out in Book 7422, page 304, re-recorded in Book 7857, page 94, Book 7876, page 75, Book 9616, page 470, Book 9678, page 187, Book 9764, page 44, said Register's Office.
By-Laws of record in Book 7932, page 648, Instrument No. 20001207-0120450, and Instrument No. 20031010-0150800, said Register's Office.
Charter of Hickory Woods Homeowners Association as set out in Book 7857, page 87, Book 7876, page 67, and Book 9680, page 319, said Register's Office.

Subject to the assessment of homeowners association fees, if any.
Subject to sewer lines easement as set out in Book 8169, page 571, said Register's Office.
Subject to water main easement as set out in Book 8169, page 579, said Register's Office.
Right-of-way easement for transmission lines as set out in Book 9632 page 973, said Register's Office.
Subject to the rights and claims of parties in possession.

unimproved ☐

This is improved ☒ property, known as 205 Hickory Way Court, Antioch, TN 37013
(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 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.

BILL GARRETT, Davidson County
Trans:T20140026706 DEEDWARR
Recvd: 04/21/14 13:14 2 pgs
Fees:13.00 Taxes:610.50
20140421-0032924

Witness my hand this 15th day of April, 2014.

Blair O. White

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for the aforesaid County and State, Blair O. White, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) the bargainors, and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and official seal at Brentwood, Tennessee this 15th day of April, 2014.

Commission expires: October 5, 2015

Ann B. Waddell Notary Public

ANN B. WADDELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON