WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140032519 DEEDWARR
Recvd: 05/12/14 09:18 2 pgs
Fees:13.00 Taxes:259.00

20140512-0040155

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
COMMISSION EXPIRES 3-31-2016

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of May, 2014.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Amanda Duke	American Mortgage Service Company	06404009800
(NAME)	(NAME)	
857 Noel Drive	11503 Springfield Pike	
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122	Cincinnati, OH 45246	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Myrtle A. Oldham, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Amanda Duke, an unmarried person**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 6B, on the plan of Zone Lot Division, Lot 6, Lake Country, as shown on revised plat of record in Plat Book 5800, Page 319, which amends plat of record in Plat Book 5200, Page 493, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Myrtle A. Oldham by Deed from Myrtle A. Oldham, Trustee of The Myrtle A. Oldham Trust, under the terms of The Myrtle Oldham Trust dated 07-02-02, conveyed on December 12, 2008 and filed in Instrument Number 20081215-0120116, Register's Office of Davidson County, Tennessee. Further being the same property conveyed to Myrtle A. Oldham, Trustee of The Myrtle A. Oldham Trust, under the terms of The Myrtle Oldham Trust dated 7-2-02 by Deed from Myrtle A. Oldham, conveyed on July 2, 2002 and filed in Instrument Number 20020729-0090695, Register's Office of Davidson County, Tennessee. Further being the same property conveyed to Robert Mallard and wife, Myrtle Mallard by Warranty Deed from the Secretary of Housing and Urban Development, dated September 28, 1990 and filed in Book 8209, page 252, Register's Office of Davidson County, Tennessee. The said Robert Mallard having since died on March 10, 1998 leaving Myrtle A. Oldham as sole owner.

All matters as set forth on the plat of record in Plat Book 5200, Page 493 and PLat Book 5800, page 319, Register's Office for said County.
Restrictive Covenants of record in Book 6095, Page 656 and Book 6198, page 486, Register's Office for said County.
Charter of the Homeowner's Association of record in Book 7289, Page 990, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other

easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 219 Lake Cove, Old Hickory, TN 37138
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 9th day of May, 2014.

Myrtle A Oldham
Myrtle A. Oldham

State of Tennessee
County of Wilson

Personally appeared before me Myrtle A. Oldham, 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 foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 9th day of May, 2014.

Tracey Trumphour
Notary Public
My Commission Expires: 8.14.17

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY