BILL GARRETT, Davidson County
Trans:T20140094042 DEEDWARR
Recvd: 12/16/14 12:45 2 pgs
Fees:13.00 Taxes:292.30
20141216-0114936

PREPARED BY & RETURN TO:

1ST QUALITY TITLE, LLC
661 LONE OAK ROAD
MT. JULIET, TN 37122

WARRANTY DEED

FOR AND IN CONSIDERATION the sum of ONE DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, Amanda Duke, an unmarried person, has this day bargained and sold and does hereby transfer and convey unto Brian Edward Randle, an unmarried man, his heirs and assigns, forever, that certain parcel of real estate located in Davidson County, the state of Tennessee, and being 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 Amanda Duke, an unmarried person, by Warranty Deed from Myrtle A. Oldham, unmarried, dated 05/09/14, recorded 05/12/14 of record in Instrument Number 20140512-0040155, Register's Office for Davidson County, Tennessee. Being the same property previously 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, recorded December 15, 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.

This is improved property known as 219 Lake Cove, Old Hickory, TN 37138.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Brian Edward Randle, his heirs and assigns, forever.

The undersigned covenants with the said Grantees that it is lawfully seized and possessed of said parcel of real estate and that it has a good right to convey the same and that it is unencumbered, except as otherwise herein set out, and except for the lien of the current years taxes.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to said real estate to the Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS THIS THE 12th day of December, 2014.

Amanda Duke

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the state and county mentioned, personally appeared Amanda Duke with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the within named bargainor(s), executed the foregoing instrument for the purposes therein contained.

Witness my hand this 12th day of December, 2014.

Kristi Howell
NOTARY PUBLIC
MY COMMISSION EXPIRES 4/20/15

SUMNER COUNTY KRISTI HOWELL STATE OF TENNESSEE NOTARY PUBLIC

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $79,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Brian Edward Randle
Affiant

Subscribed and sworn to before me this 12th day of December, 2014.

Kristi Howell
NOTARY PUBLIC

My Commission Expires: 4/20/15

SUMNER COUNTY KRISTI HOWELL STATE OF TENNESSEE NOTARY PUBLIC

Map & Parcel No.: 064-04-0-098.00

Name and address of new owner:
Send tax bills to:
Brian Edward Randle
219 Lake Cove
Old Hickory, TN 37138