WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150032488 DEEDWARR
Recvd: 04/29/15 13:37 3 pgs
Fees:18.00 Taxes:828.80
20150429-0038366

DONNA L. SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of April, 2015

Notary Public

MY COMMISSION EXPIRES: 12-06-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mara Schleck	Bank of Tennessee	147-01-0-134
(NAME)	(NAME)	
407 Wauford Drive	131 Mapel Row Blvd.	
(ADDRESS)	Suite D401 (ADDRESS)	
Nashville, TN 37211	Hendersonville, TN 37075	
(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, **Christopher Paul Oldham , individually and Barbara Jean Oldham , individually and Barbara Jean Oldham , Executor of The Last Will and Testament of Mary Carolyn Hunter**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Mara Schleck , an unmarried woman and William Childress , an unmarried man**, 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 Lot No. 526 on the plan of Section Nine, Caldwell Hall, of record in Plan Book 3300, Page 25, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to M. Carolyn Hunter, unmarried by Quitclaim Deed from Sallie H. Hunter, unmarried, dated 04/08/1982, recorded 04/15/1982 of record in Book 5873, Page 459, in the Register's Office for Davidson County, Tennessee. The said M. Carolyn Hunter died April 16, 2014, vesting the property in Christopher Paul Oldham and Barbara Jean Oldham by virtue of her Last Will and Testament of record in Davidson County, Tennessee probate court, Docket No. 14P1469.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the plat of record in Plat Book 3300, Page 25, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions of record in Book 3285, Page 488, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.

Subject to Tennessee Valley Authority Easement of record in Book 1133, Page 610 and Book 1237, Page 371, in the Register's Office for Davidson County, Tennessee.

Taxes for 2015 and subsequent years, a lien not yet due and payable.

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 407 Wauford Drive, Nashville, TN 37211
(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 our hands this 24 day of April, 2015.

Christopher Paul Oldham

Barbara Joan Oldham, Individually

By: Barbara ~~Jean~~ JOAN Oldham, Executor

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christopher Paul Oldham, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24 day of April, 2015.

Notary Public
My Commission Expires:

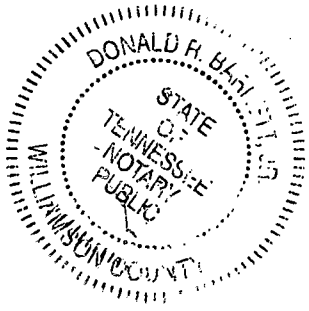
DONALD R. BARRETT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Barbara Jean Oldham, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24 day of April, 2015.

Notary Public
My Commission Expires: 8/20/17



State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Barbara Jean Oldham, Executor of the Estate of Mary Carolyn Hunter, with whom I am personally acquainted, and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal this 24 day of April, 2015.

Notary Public
My Commission Expires: 8/20/17

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

