BILL GARRETT, Davidson County
Trans:T20150055163 DEEDWARR
Recvd: 07/08/15 13:49 2 pgs
Fees:13.00 Taxes:1013.80
20150708-0066266

RECORD AND RETURN TO;
TITLE PROFESSIONALS OF TENNESSEE, LLC
101 POINT EAST DRIVE
NASHVILLE, TENNESSEE 37216
FILE NO.: 1277

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

MARKA L. NETTLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$274,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES: 12/18/2017

THIS INSTRUMENT WAS PREPARED BY
TITLE PROFESSIONALS OF TENNESSEE, LLC, 101 Point East Drive, Nashville, Tennessee 37216

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Kristen Webster et al **1200 Greenland Avenue** **Nashville, TN 37216**	**Highlands Residential Mortgage, LTD.** **12001 N. Central Expressway, Suite #750** **Dallas, TX 75243**	**06112020600**

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, JAMES R. OLDHAM and wife, COURTNEY R. OLDHAM**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KRISTEN WEBSTER and BENJAMIN WEBSTER, WIFE AND HUSBAND, AND GARY V. WEBSTER, A MARRIED MAN**

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LOCATED in Davidson County, Tennessee, described as follows, to-wit:

BEING the easterly 67 ½ feet of Lot No. 36 on the subdivision of part of the Greenland Tract, a plan of which is of record in Book 421, Page 40, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

SAID part of lot fronts 67 ½ feet on the southerly side of Greenland Avenue and runs back parallel lines 440 feet to a dead line.

BEING the same property conveyed to James R. Oldham and wife, Courtney R. Oldham by deed from Stephen B. Oldham, unmarried, of record in Instrument 20040708-0081041, Register's Office for Davidson County, Tennessee.

This is improved property known as 1200 Greenland Avenue, Nashville, Tennessee 37216

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 30th day of June, 2015.

JAMES R. OLDHAM

COURTNEY R. OLDHAM

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JAMES R. OLDHAM and wife, COURTNEY R. OLDHAM, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at this office at Nashville, Tennessee, on this the 30th day of June, 2015

NOTARY PUBLIC

My Commission Expires: 12/18/2017

MARKA L. NETTLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY