WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $965,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of December, 2015

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2016

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Mary S. Gambill	Mary S. Gambill	104 09 0A 001.00 CO.
(NAME)	(NAME)	
3701 West End Ave., Unit #1	4416 Chickering Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 12/17/15 12:15 3 pgs
Fees:18.00 Taxes:3570.50
20151217-0127016

For and in consideration of the sum of Nine Hundred Sixty-Five Thousand And No/100 Dollars ($965,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Estate of Lenore H. Oldham**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Mary S. Gambill, a married woman**, 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:

Unit No. 1 of Whitehall, a condominium or horizontal property regime established by Master Deed of record in Book 5576, Page 424, Register's Office for Davidson County, Tennessee, and shown on a Plan of record in Book 5200, Page 241, said Register's Office.

Being the same property conveyed to Dortch Oldham and wife, Lenore Hubner Oldham by Limited Warranty Deed from Craighead Corporation, a Tennessee corporation dated March 11, 1980 and recorded March 14, 1980 in Book 5578, Page 677, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Lenore Hubner Oldham, wife by Quitclaim Deed from Dortch Oldham dated February 15, 1991 and recorded February 19, 1991 in Book 8294, Page 501, in said Register's Office for Davidson County, Tennessee.

Lenore Hubner Oldham died testate on March 6, 2014. The Estate of Lenore H. Oldham was probated under Docket No.:14P538 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: GRN-155845FC

unimproved ☐
This is improved ☒ property, known as 3701 West End Ave., Unit #1, Nashville, TN 37205

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, has 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 15th day of December, 2015.

Estate of Lenore H. Oldham

BY: _____
Peter M. Oldham
Co-Executor

BY: _____
Gregory S. Oldham
Co-Executor

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, Peter M. Oldham and Gregory S. Oldham as Co-Executors for the Estate of Lenore H. Oldham, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of December, 2015.

_____
Notary Public

My Commission Expires:

(SEAL)

HEATHER F. S. FLEMING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019

File Number: GRN-155845FC

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith