Davidson County	**DEEDWARR**
Recvd: 01/21/16 09:24	**4 pgs**
Fees:23.00 Taxes:6179.00	
20160121-0006091	

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,670,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th day of January, 2016

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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).
Carissa M. Pereira and Timothy R. Pereira	Carissa M. Pereira and Timothy R. Pereira	158 00 0 066.00
(NAME)	(NAME)	
115 McArthur Ridge Ct	115 McArthur Ridge Ct	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Nashville, TN 37220	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Million Six Hundred Seventy Thousand And No/100 Dollars ($1,670,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Sharon C. Oldham and Mark H. Oldham, wife and husband**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Carissa M. Pereira and Timothy R. Pereira, wife and husband**, 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:

Beginning at an existing iron rod in the southerly right-of-way line of Old Hickory Boulevard, at a corner common with William Richardson, as of record in Instrument No. 20060210-0016823, Register's Office for Davidson County, Tennessee;

Thence leaving the southerly right-of-way line of Old Hickory Boulevard, with the westerly property line of William Richardson, South 15° 11' 21" W, 1065.85 feet to an existing iron rod;
Thence N 71° 20' 45" E, 11.71 feet to a point;

Thence S 10° 04' 13" E 429.44 feet to an existing iron rod, in the northerly property line of Hillsboro Road Partnership, as of record in Deed Book 860, Page 433, at the Register's Office for Williamson County, Tennessee;

Thence with the northerly property line of Hillsboro Road Partnership, S 81° 13' 10" W, 31.97 feet to a point;

Thence N 83° 17' 40" W, 270.00 feet to an existing iron rod at a corner common with the Third Revision, Middleton, as of record in Plat Book 6900, Page 900, Register's Office for Davidson County, Tennessee;

Thence with the easterly boundary of the Third Revision, Middleton, N 07° 51' 00" E, 1524.95 feet to an existing iron rod in the southerly right-of-way line of Old Hickory Boulevard;

Thence with the southerly right-of-way line of Old Hickory Boulevard, with a curve to the right, along an arc length of 240.43 feet, the central angle of which is 04° 30' 42", the radius of which is 3053.20 feet, the chord of which is S 72° 57' 27" E 240.36 feet to a point;

Thence S 70° 42' 06" E, 58.00 feet to the point of beginning, containing 345,257 square feet or 7.926 acres, more or less.

Also included in this conveyance is the following:

That portion of the road referred to in the deed from Frank Englert, Jr. and wife, Margaret Pilkerton Englert to Manson M. Rowan, et al of record in Book 3832, Page 417, Register's Office for Davidson County, Tennessee, lying between Metropolitan Tax Map 158, Parcel 66 and Metropolitan Tax Map 157, Parcel 14, which property was conveyed to J. Marvin Hopper and Anita Hopper, as tenants in common, by Quitclaim Deed from Manson M. Rowan and wife, Patricia Rowan, of record in Book 6229, Page 85, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mark H. Oldham and wife, Sharon C. Oldham by Warranty Deed from Steven J. Sperring and wife, Deborah M. Sperring dated January 30, 1997 and recorded January 31, 1997 in Book 10334, Page 223, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Mark H. Oldham and wife, Sharon C. Oldham by Quitclaim Deed from Mark H. Oldham and wife, Sharon C. Oldham dated August 23, 2011 and recorded August 25, 2011 as Instrument No. 201108250065814, in said Register's Office for Davidson County, Tennessee.

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.

unimproved ☐

This is improved ☒ property, known as 2221 Old Hickory Blvd., Nashville, TN 37215

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 .

Sharon C. Oldham by Carol Oldham as attorney-in-fact
Sharon C. Oldham by Carol Oldham, as attorney-in-fact

Mark H. Oldham by Dortch Oldham as attorney-in-fact
Mark H. Oldham by Dortch Oldham, as attorney-in-fact

STATE OF Tennessee
County OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared [redacted] *, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of [redacted] **, as Attorney-in-fact, and acknowledged that he exectued the same as the free act and deed of [redacted] ***, for the purposes therein contained. * Carol Oldham
** Sharon C. Oldham
*** Sharon C. Oldham

Witness my hand and official seal, this the 15th of January, 2016.

Notary Public

My Commission Expires:

(SEAL)

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

STATE OF Tennessee
County OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Dortch Oldham, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Mark H. Oldham, as Attorney-in-fact, and acknowledged that he exectued the same as the free act and deed of [redacted], for the purposes therein contained. * Mark H. Oldham

Witness my hand and official seal, this the 15th of January, 2016.

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-160181

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