BILL GARRETT, Davidson County
Trans:T20160030907 DEEDWARR
Recvd: 04/15/16 13:29 2 pgs
Fees:13.00 Taxes:599.40

20160415-0036490

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 162,000.00

Affiant

Subscribed and sworn to before me, this 13th day of April, 2016.

Notary Public

My commission expires: 2/1/2017

TINA DYER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Simplified Search and Escrow
1517 Hunt Club Blvd
Gallatin, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Shannon D Newsom **Franklin D Newsom, II**	**Shannon D Newsom** **Franklin D Newsom, II**	**05103012200**
3135 Aidan Lane	**3135 Aidan Lane**	
Mt Juliet, TN 37122	**Mt, Juliet, TN 37122**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Larry C Oldham, Amy Oldham and Dale C. Oldham

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Shannon D Newsom and Franklin D Newsom, II, 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:

Land in Davidson County, Tennessee, being Lot No. 52, on the Plan of Section Two, Pleasant Acres, of record in Plat Book 2133, page 75, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Larry C Oldham, Amy Oldham and Dale C Oldham, tenants in common with right of survivorship, subject, however, to the reservation of a life estate in Clifford G Oldham and Lucille Oldham by Warranty Deed from Dan Louis Locke and wife, Inita Locke dated January 31, 2007, of record in Instrument No. 20070206-0015242, said Register's Office for Davidson County, Tennessee. Clifford G Oldham died on October 15, 2015, and Lucille Oldham died on March 24, 2012.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 504 Barbara Drive, Madison, TN 37115.

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 in 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 my/our hand(s) this 13th day of April, 2016.

Amy Oldham

Dale C. Oldham

Larry C. Oldham

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

Personally appeared before me, a Notary Public of said County and State, Amy Oldham and Dale C. Oldham, and Larry C. Oldham, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of April, 2016.

Lura Brady
Notary Public

My Commission Expires: 8-27-18

LURA BRADY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY