WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

Notary Public

MY COMMISSION EXPIRES: 9/4/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Neal William Wright	Evolve Bank & Trust	098-06-0A-243.00-CO
(NAME)	(NAME)	
1917 Hawks Nest Drive	301 Shoppingway Blvd	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	West Memphis, TN 72301	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 09/28/16 14:35 3 pgs
Fees:18.00 Taxes:1035.63
20160928-0102372

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, **Bruce E. Oldham and Peggy L. Oldham, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Neal William Wright, a single man**, hereinafter called the GRANTEE(S), 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 all of Lot 217 on the Plan of Final Plat, Phase Two, Section D, Bridgewater, A Planned Unit Development, of record in Plat Instrument Number 20070419-0047123, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Bruce E. Oldham and wife, Peggy L. Oldham by Warranty Deed from Charita L. Barrow, a single person, dated 01/24/2012 recorded 03/01/2012, of record in Instrument No. 20120301-0017871, in the Register's Office for Davidson County, Tennessee.

Subject to: (1) All matters shown on the plat of record in Plat Instrument No. 20070419-0047123, in the Register's Office for Davidson County, Tennessee; (2) Covenants, conditions, easements and restrictions of record in Instrument No. 20051024-0128043, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto; (3) Charter of Bridgewater Master Association of record in Instrument No. 20060223-0021110, in the Register's Office for Davidson County, Tennessee; (4) Quit Claim Deed of record in Instrument No. 20091110-0103837, Instrument No. 20160203-0010469, Instrument No. 20160212-0013732; (5) Scrivener's Affidavit of record in Instrument No. 20091117-0105711, in the Register's Office for Davidson County, Tennessee; (6) Easement contained in Warranty Deed of record in Book 1291, Page 99, Book 1318, Page 28, in the Register's Office for Davidson County, Tennessee; (7) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20030827-0124253, in the Register's Office for Davidson County, Tennessee; (8) Easement contained in Stromwater Detention Agreement of record in Instrument No. 20050222-0019150, in the Register's Office for Davidson County, Tennessee.

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 1917 Hawks Nest Drive, Hermitage, TN 37076
(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), 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), 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 27th day of September, 2016

Bruce E. Oldham

Peggy L. Oldham

State of Tennessee
County of Wilson

Personally appeared before me Bruce E. Oldham and Peggy L. Oldham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of September, 2016.

Notary Public Tracey Trumphour - MJ
My Commission Expires: 8.14.17

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

TRUE COPY CERTIFICATION

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Jill Simmons a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: 9-4-19
Notary Seal (if on paper)

JILL SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY