BILL GARRETT, Davidson County
Trans: T20160111138 DEEDWARR
Recvd: 12/19/16 09:48 2 pgs
Fees: 13.00 Taxes: 233.10

20161219-0132694

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$$63,000.00
|
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|12th DAY OF December, 2016.
|
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 2-25-19
| (AFFIX SEAL)

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hugo Reyes Alvarado 1241 Alandee St Nashville, TN 37214	W.S Oldham 4020 Murfreesboro Pk Antioch TN 37013	Map 148 03 0 Parcel 001.00

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 acknowledged, we,

William Sedrick Oldham and wife Evelyn D Oldham

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Hugo Reyes Alvarado and wife Ana Mirian Recinos

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidsson County, state of Tennessee, described as follows: To wit:

LAND in the 5th Civil District of Davidson County, Tennessee, and beginning at the northeast corner of the Sam Griggs 2 acre lot, in the center line of Asylum Lane; thence with the center of said lane, north 4° east 108 1/3 feet to a stone; thence north 86° west 387 feet to a stake; thence south 25 ¾° west 115 ½ feet to a stone; thence south 86° east 424 feet to the beginning, containing one acre, more or less, except the following described land which is excluded from the above description; all fronting from the center line of said Asylum Lane, being 108 1/3 feet and running back between the boundary line of said tract, 245 feet to a dead line; therefore the land conveyed and being sold is all the remainder of and off the rear of the within described tract of land.

Pursuant to Tenn. Code Ann. S 66-24-121 (a), the legal description is the same as in the previous deed of record.

Being the same property conveyed to William Sedrick Oldham, by Warranty Deed from Wallace B Spain and wife Mary Spain, dated September 5, 1979, and recorded in Book 5493 page 791, in the Register of Deeds Office in and for Davidson County, Tennessee.

Investment property only, the Grantor has never resided at subject property and in not subject to homestead exemption.

This conveyance is made subject to the following:
1) 2011 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 3324 Jansing Dr Nashville, TN 37211
(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 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 my hand(s) this 12th day of December, 2016.

William Sedrick Oldham

Evelyn D Oldham

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, William Sedrick Oldham and wife Evelyn D Oldham, with whom I am personally acquainted, (or who 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 12th day of December, 2016.

NOTARY PUBLIC

My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027