| Davidson County | DEEDWARR |
|---|---|
| Recvd: 03/02/17 09:56 | 2 pgs |
| Fees:13.00 Taxes:2146.00 | |
| **20170302-0020627** | |

# WARRANTY DEED

RENEE DELAINE GARRETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $580,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28 day of February, 2017

Notary Public

MY COMMISSION EXPIRES: 11-3-2020
(AFFIX SEAL)

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

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S). |
|---|---|---|
| Jennifer A. Hill and Michael T. Hill | Jennifer A. Hill and Michael T. Hill | 103 08 0 252.00 |
| (NAME) | (NAME) | |
| 4016 Aberdeen Road | 1142 Center Hill Drive | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37205 | Nashville, TN 37215 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Five Hundred Eighty Thousand And No/100 Dollars ($580,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Andrew D. Oldham and wife, Kristen C. Oldham**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jennifer A. Hill and Michael T. Hill, 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. 28 of Block H, on the Plan of Cherokee Park, Second Section, of record in Plat Book 547, Pages 175-176, Register's Office for said County, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Andrew D. Oldham and Kristen C. Oldham, husband and wife by Warranty Deed from Interstate Relocation Service, Inc., a corporation organized and existing under the laws of the State of Virginia dated June 27, 2011 and recorded July 6, 2011 as Instrument No. 20110706-0051659, 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 4016 Aberdeen Road, Nashville, TN 37205

File Number: GRN-170838SSO

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 28 day of February, 2017

Andrew D. Oldham

Kristen C. Oldham

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Andrew D. Oldham and Kristen C. Oldham, the 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 28th of February, 2017.

Notary Public

My Commission Expires: 7/6/20

(SEAL)

HILLARY [illegible] SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I Shelly M Smith, 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.

Shelly M. Smith

State of Tennessee/County of Williamson SS:

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

Rebecca Kroger
Commission Expires: 9-22-20

REBECCA KROGER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

File Number: GRN-170838SSO