Davidson County DEEDWARR
Recvd: 03/20/17 12:13 2 pgs
Fees:13.00 Taxes:2812.00
20170320-0026867

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170210683** ANGELA G. BATSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV 6, 2017 C,RN-10831	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $760,000.00. Affiant Subscribed and sworn to before me, this 17th day of March, 2017. Notary Public My Commission Expires: 11-6-17

WARRANTY DEED

Address New Owner: Andrew Oldham and Kristen Oldham 117 Pembroke Avenue Nashville TN 37205	Send Tax Bills To: JP Morgan Chase Bank, N.A. 601 Oakmont Lane, STE 300 Westmont, IL 60559	Tax Information: Tax Parcel ID No. 130-02-0-049.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brian G. Clarry and Barbara Clarry, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Andrew Dortch Oldham and Kristen Campbell Oldham, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 112 on the plan of Bransford Realty Company' s Belle Meade Golf Links Subdivision of record in Book 421, pages 94 and 95, Register' s Office for said County.

Being the same property conveyed to BRIAN G. CLARRY and wife, BARBARA CLARRY, by deed from HAROLD C. CRUMP and wife, LEIGH CRUMP, of record in Book 5771, page 708, dated July 16, 1981 , said Register's Office.

Land in Davidson County, Tennessee, described as: Beginning at an iron rod situated in the northwest corner of the Bryan G. & Barbara Clarry property of record in Book 5771, page 708, Register' s Office for Davidson County, Tennessee, said point being the common rear corner of Lots 112 and 114 on the Bransford Realty Company' s Belle Meade Golf Links Subdivision of record in Plat Book 421, pages 94 and 95, Register' s Office for Davidson County, Tennessee;

Thence, South 00 degrees 45 minutes, 45 seconds West, a distance of 37.34 feet to a point;

Thence, South 89 degrees 34 minutes 48 seconds West, a distance of 58.92 feet to an iron rod;

Thence, North 41 degrees 18 minutes 57 seconds West, a distance of 23.83 feet to an iron rod;

Thence, North 75 degrees 11 minutes 10 seconds East, a distance of 77.73 feet to the point of beginning and containing 1928 square feet or 0.044 acres of land more or less.

Being the same property conveyed to BRIAN G. CLARRY and wife, BARBARA CLARRY by quitclaim deed from JOHN O'NEAL CLAYTON, JR. of record in Book 10859, page 9, dated March 25, 1998, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 130-02-0-049.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 421, pages 94 and 95, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5408, page 88, said Register's Office.

This is improved property located at 117 Pembroke Avenue Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of March, 2017.

Brian G. Clarry

Barbara Clarry

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brian G. Clarry and Barbara Clarry, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of March, 2017.

Notary Public

My Commission Expires: 7-3-2019

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017

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
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY