BILL GARRETT, Davidson County
Trans:T20170028741 DEEDWARR
Recvd: 04/05/17 12:10 2 pgs
Fees:13.00 Taxes:836.20
20170405-0033372

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-0289

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $226,000.00

Affiant

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

Notary Public
Commission Expires: 7/3/2017

Julie Hamilton
State of Tennessee Notary Public
Davidson County

Address of New Owner	Send Tax Bills To:	Map & Parcel
Robert Joshua Olds 931 Elvira Ave. Nashville, TN 37216	Robert Joshua Olds 208 Sugarberry Ct Nashville, TN 37211	072-06-0-095.00

WARRANTY DEED

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, I/WE,

Jonathan D. Timm

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert Joshua Olds and Amy Elizabeth Olds, husband and wife

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 Easterly one-half of Lot No. 13 on the Plan of C. W. Waller's Subdivision of the John D. Anderson Home Place, of record in Plat Book 421, Page 35, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 13 fronts 50 feet on the northerly side of Elvira Avenue and runs back 347.02 feet on the easterly line and 353.26 feet, more or less, on the westerly line, to a dead line measuring 50.4 feet thereon.

Being the same property conveyed to Jonathan D. Timm by Warranty deed from Kevin F. Sanderson-Doughty and Sarah Sanderson-Doughty, husband and wife, of record in Instrument No. 20130705-0069703, Register's Office for Davidson County, Tennessee, dated June 28, 2013 and recorded on July 05, 2013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 931 Elvira Ave., Nashville, TN 37216.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 28th day of March, 2017.

Jonathan D. Timm by Matthew Allen, attorney in fact

Jonathan D. Timm by Matthew Allen, attorney in fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

Matthew Allen

with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney for Jonathan D. Timm, and that this instrument was executed on behalf of the said Jonathan D. Timm for the purposes therein contained pursuant to a Specific Power of Attorney being recorded simultaneously herewith at Book _____, Page_____, Instrument No. 20170405000337 in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Brentwood, Tennessee this 28th day of March, 2017.

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Notary Seal)

Sarah Simmons
Notary Public
My Commission Expires: 5-8-2018