Karen Y Johnson Davidson County
Batch# 142199 **DEEDWARR**
09/18/2018 10:51:42 AM 2 pgs
Fees: $13.00 Taxes: $621.60

20180918-0092490

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $168,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 14th day of September, 2018.

NOTARY PUBLIC

My commission expires: 12/19/20

STATE OF TENNESSEE NOTARY PUBLIC M. WILLIAM DAVIS COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Alan R. Umstead and Catherine M. Umstead (NAME)	SAME AS NEW OWNER (NAME)	033080004.00
920 Stuart Lane (ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		

Warranty Deed

For and in Consideration of the sum of $168,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Robert B. Oldham, married,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Alan R. Umstead and Catherine M. Umstead**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot No. 265 on the Map of Gatewood S/D, Section I, as of record in Book 3300, page 48, Register's Office for Davidson County, Tennessee.

Said Lot fronts 75.0 feet on the northwesterly margin of Hardaway Drive and runs back 299.2 feet on the northeasterly side and 230.7 feet on the southwesterly side to a dead line on which it measure 101.8 feet.

Being the same property conveyed to Robert B. Oldham by deed from Tyrone Deshey Sutton, of record in Instrument No. 20180913-0090800, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This property is __unimproved _X_improved property known as: 111 Hardaway Drive, Goodlettsville, TN 37072.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 14th day of September, 2018.

Robert B. Oldham

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert B. Oldham, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of September, 2018.

Notary Public
My Commission Expires: 4-13-22



After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122