STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $175,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 22nd day of January, 2019.

NOTARY PUBLIC

My commission expires: 5.2019

Karen Johnson Davidson County
Batch# 187578 DEEDWARR
01/24/2019 09:20:30 AM 3 pgs
Fees: $18.00 Taxes: $647.50
20190124-0006910

JESSICA SPARNELL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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:
George W. Oliver and Darlene Oliver	New Owner	04411006600
(NAME)	(NAME)	
108 Buffalo Street		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		

Warranty Deed

For and in Consideration of the sum of $175,000.00 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 Spencer,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **George W. Oliver and Darlene Oliver**, 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 all of Lot No. 162, on the Plan of Section A, Village of Old Hickory, as shown by plat appearing of record in Plat Book 1424, Page 68, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Robert Spencer by deed from Deutsche Bank National Trust Company, as Trustee for the holders for The First Franklin Mortgage Loan Trust 2006-FF9, Mortgage Pass-Through Certificates, Series 2006-FF9, dated November 3, 2014 and recorded as Instrument No. 20141229-0118354

This property is **improved** property known as: 108 Buffalo Street, Old Hickory, TN 37138.

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 22nd day of January, 2019.

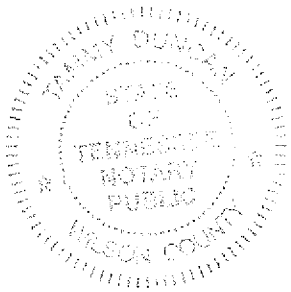
Robert Spencer

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert Spencer, 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 22nd day of January, 2019.

Notary Public
My Commission Expires: 4/17/19



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

True Copy Certification

I, **Jessica Sparnell**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for the registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jessica Sparnell

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, **Morgan O'Neill**, a notary public for this county and state, **Jessica Sparnell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: 3-27-18
Notary's Seal (if on paper)

