Return To: 18-2067
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

FOR OFFICIAL USE

TONYA THOMAS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

MY COMMISSION EXPIRES:

STATE OF TENNESSEE
COUNTY OF **Wilson**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **125,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS **01/09/2018**

Notary Public

MY COMMISSION EXPIRES: 9-6-20
(AFFIX SEAL)

WARRANTY DEED

This Instrument Prepared By and Return To:

Karen Johnson Davidson County
Batch# 187798 **DEEDWARR**
01/24/2019 10:26:05 AM 2 pgs
Fees: $13.00 Taxes: $462.50

20190124-0006942

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #18-2067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicholas Oldford and Kimberly Oldford	Nicholas Oldford	**092-07-0-211**
(NAME) **2406 Booker Street**	(NAME) 110 Winter Wood Dr. S.	
(ADDRESS) **Nashville, TN, 37208**	(ADDRESS) Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Adam Scully and wife, Tia Scully,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nicholas Oldford and Kimberly Oldford, a married couple,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 12 on the Map of Ashcraft's Subdivision of Lot No. 11 of the Boyd McNairy Tract as of record in Book 57, Page 59, Register's Office for Davidson County, Tennessee.

Said Lot No. 12 fronts 35 feet on the northerly side of Booker Street, formerly Harden Street, and runs back between lines, 93 feet on the easterly line and 90 feet 4 inches on the westerly line, to an alley in the rear, measuring 35 feet thereon.

Being the same property conveyed to Adam Scully and wife Tia Scully by Warranty Deed dated November 15, 2018 from Darren L. Griggs, in Instrument Number 20181126-0115036, in the Official Records of Davidson County, Tennessee as amended in the Scrivener's Affidavit dated December 27, 2018 and recorded as Instrument No. 20190102-0000139 in Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **2406 Booker Street, Nashville, TN 37208**
(House Number) (Street) (City, State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **28th** day of **December,2018.**

Adam Scully

Tia Scully

STATE OF **TENNESSEE**
COUNTY OF ~~**DAVIDSON**~~ Wilson

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Adam Scully and Tia Scully, a married couple**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **28th** day of **December, 2018.**

NOTARY PUBLIC

My Commission Expires: 10/24/20

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY