WARRANTY DEED

Karen Johnson Davidson County
Batch# 825719 DEEDWARR
03/21/2022 02:20:44 PM 2 pgs
Fees: $13.00 Taxes: $1,424.50

20220321-0032331

G-FSBO-22-3108

RIA TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 5.2.22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John Billings and Amy Billings	**SWBC Mortgage**	
(NAME)	(NAME)	**108-12-0B-004.00-CO**
3108 Harborwood Drive	**9311 San Pedro Ave., Ste. 100**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**San Antonio, TX 78216**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DANNY B. OLDHAM, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN BILLINGS AND AMY BILLINGS, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

DOUGLAS DON

Located and situated in Davidson county, Tennessee and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 104 on the Plan of Phase 1-A, Section One Harborview of record in Plat Book 6900, Page 583, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Daniel B. Oldham, married by Warranty deed from Timothy Hilke and wife, Jacqueline Hilke of record in Instrument No. 20071126-0137355 Register's Office for Davidson County, Tennessee, dated November 21, 2007 and recorded on November 26, 2007.

Being the same property conveyed to Willco Homes LLC by Quitclaim deed from Daniel B. Oldham, married of record in Instrument No. 20080605-0058073 Register's Office for Davidson County, Tennessee, dated May 29, 2008 and recorded on June 05, 2008.

Being the same property conveyed to Danny B. Oldham by Quitclaim deed from Willco Homes LLC of record in Instrument No. 20130628-0066456 Register's Office for Davidson County, Tennessee, dated June 19, 2013 and recorded on June 28, 2013.

This conveyance is subject to:
- Taxes for the year 2022, and all subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page 583, as amended in Book 8225, Page 520 and Book 9096, Page 760, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7471, Page 26, Book 7646, Page 142, Book 7646, Page 147, Book 7646, Page 149, Book 7647, Page 648, Book 7732, Page 749, Book 8263, Page 534, Book 8271, Page 863, Book 8297, Page 380, Book 8634, Page 19, Book 8856, Page 361 and Book 9182, Page 786, Register's Office for Davidson County, Tennessee.
- By-Laws in Book 7471, Page 62,and Book 8263, Page 540, Register's Office for Davidson County, Tennessee.
- Charter for HOA in Book 7522, Page 339, Book 7462, Page 503, Book 7513, Page 375, Book 8263, Page 554, and Book 10316, Page 886, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for Common Open Space of record in Book 8297, Page 376, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement Easement of record in Deed Book 7390, Page 270; Sanitary Sewer and Storm Drainage Easement as shown of record in Book 5856, Page 84 and Book 5856, Page 80, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3108 Harborwood Drive, Nashville, Tennessee 37214**.

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), 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

Witness my/our hand(s) this the 14th DAY OF MARCH, 2022.

Danny B. Oldham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 14th of March, 2022.

Notary Public
My Commission Expires: 11-3-25
(SEAL)

MARY FRANCES RUDY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212