Record and Return To:

SMITH • SHOLAR • ASSOCIATES • PLLC •
846 Conference Drive, Suite 4
Gallatin, TN 37072

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/12/06 15:14 2 pgs
Fees:13.00 Taxes:347.80
20060112-0005046

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11TH DAY OF JANUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: 3-16-09

(AFFIX SEAL)

DANA P. MASON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Oakwood Property Management, LLC	Oakwood Property Management	83-5-28
(NAME)	(NAME)	
1020 Seymour Avenue	408 Hwy 76 East PMB 144	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	White HOuse, TN 37188	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Wallace M. Wauford, and wife, Dodie Wauford, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Oakwood Property Management, LLC, 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 a part of Lot No. 59 on the Map of Stratton & Seymour's Addition, of record in Book 57, Page 23, in the Register's Office of said County and a small triangular lot adjoining said Lot No. 59, on the southeasterly corner thereof and described as follows: Beginning at a point on the Southerly margin of Seymour Avenue at the Northwest corner of Lot No. 7 of Block "D" of the Eastwood Addition, of record in Book 332, Page 63, Register's Office for said County; thence southerly along the westerly margin of Lot No. 7, a distance of 150 feet to the north margin of a 12 foot alley; thence westerly along the north margin of said alley 50 feet to a point, the southeast corner of the property conveyed to Florence Averiett by deed of record in Book 555, Page 149, said Register's Office; thence North along Averietts easterly line 150 feet to the southerly margin of Seymour Avenue 50 feet to the point of beginning.

Being the same property conveyed to Wallace M. Wauford, by deed of record in Instrument No. 20010427-0042639, Register's Office for Davidson County, Tennessee.

Dodie Wauford joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 1020 Seymour Avenue, Nashville, TN 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 GRANTEES, their heirs and assigns forever; and we do 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 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 hand this 9th day of January, 2006.

x Wallace M. Wauford
Wallace M. Wauford

x Dodie Wauford

STATE OF TN

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wallace M. Wauford and wife, Dodie Wauford 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 9th day of January, 2006.

Commission expires: 5/28/06

LaTrece McAdoo
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

Notary Public