File No. 60464

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $181,000.00

Belinda D Wilks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CHRISTIE B COUCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires February 3, 2010

Davidson County DEEDWARR
Recvd: 07/07/06 08:25 2 pgs
Fees:13.00 Taxes:669.70
20060707-0081397

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
331 West Drive, White House, Tennessee 37188

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jason Morant | Jason Morant | 72-2-12 |
| (NAME) 1008 Iverson Avenue | (NAME) 1008 Iverson Avenue | |
| (ADDRESS) Nashville, TN 37216 | (ADDRESS) Nashville, TN 37216 | |
| (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, Oakwood Property Management, LLC, a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jason Morant and wife, Brianna Morant, 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:

BEING Lot No. 74 on the Plan of Maynor Place, as of record in Plat Book 843, page 24, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Oakwood Property Management, LLC, a Tennessee limited liability company by deed from Alphonso Jackson, Secretary of Housing and Urban Development, of Washington, D.C., dated December 21, 2005 and recorded on December 27, 2005 in Instrument No. 20051227-0154249, Register's Office, Davidson County, Tennessee.

The legal description contained herein is the same as in the previous deed of record.

unimproved ☐

This is improved ☒ property, known as 1008 Iverson Avenue, Nashville, TN 37216

(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 30th day of June, 2006.

Oakwood Property Management, LLC

By: Darren L Tate

Darren L. Tate, Chief Manager

File No. 60464
STATE OF TENNESSEE

COUNTY OF ROBERTSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Darren L. Tate with whom I am personally acquainted and who upon his/her oath acknowledged himself/herself to be the Chief Manager of Oakwood Property Management, LLC, a Tennessee limited liability company, the within named bargainor, and limited liability company, and that he/she as such Chief Manager being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Darren L. Tate as such Chief Manager.

Witness my hand and official seal this 30th day of June, 2006.

Commission expires: 2-3-2010

Notary Public

