File No. 70337

WARRANTY DEED

SHELBY V. STREET NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,000.00

Kyle K. Nemak
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public

MY COMMISSION EXPIRES: . 11-13-07
(AFFIX SEAL)

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
J. Wesley Yoder	NEW OWNER	83-5-170
(NAME)	(NAME)	
1020 Mansfield Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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 J. Wesley Yoder and wife, Linda H. Yoder and J. Wes Yoder II, a single man, as tenants in common with right of survivorship, 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 the middle one-third of Lot No. 3 on the Plan of the O'Donnells Subdivision of record in Book 2, Page 37, Chancery Court of Nashville.

SAID part of said lot fronts 48 1/3 feet on the Southerly side of Mansfield Avenue and extends back between parallel lines 188 feet, more or less, to an alley.

BEING the same property conveyed to Oakwood Property Management, LLC, a Tennessee limited liability company by deed from Auverne D' Antignac, an unmarried man dated July 7, 2006 and filed for record on July 14, 2006 in Instrument Number 200607140084753, in the Register's Office for Davidson County, Tennessee.

Subject to the plan of record in Plat Book 2, page 37, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1020 Mansfield Street, Nashville, TN 37205
(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 12th day of June, 2007.

Oakwood Property Management, LLC

By: Darren L Tate

Darren L. Tate, Chief Manager

Davidson County DEEDWARR
Recvd: 06/19/07 08:55 2 pgs
Fees:13.00 Taxes:958.30

20070619-0072975

File No. 70337

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 12th day of June, 2007.

Commission expires: 7-24-2010

Lura Brady
Notary Public

