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WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/28/07 12:59 2 pgs
Fees:13.00 Taxes:628.63
20070828-0103259

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$169,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **24TH DAY OF AUGUST, 2007.**

Notary Public

MY COMMISSION EXPIRES: **May 23, 2009.**

(AFFIX SEAL)

J. DYKE ... NOTARY PUBLIC STATE OF TENNESSEE ... My Commission Expires ...

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc ., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adrian J. Eason	SUNTRUST MORTGAGE	**91-12-111**
(NAME)	(NAME)	
4401 Georgia Avenue, Unit A	901 SEMMES AVE.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Richmond, VA 23224	
(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, **William Daniel Oakley, and Jeff C. Estepp**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Adrian J. Eason, a single person** 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:

A Certain condominium unit in Davidson County, Tennessee, described as Unit 4401-A on the plan of Oakley Townhomes, a Horizontal Property Regime, as recorded as Exhibit "A" to the Master Deed, Conditions, Restrictions and By-Laws of record in Instrument No.20070809-0095672. The easements, restrictive covenants and regulations imposed upon the unit, property, co-owners and tenants of Oakley Townhomes contained therein are incorporated herein by reference and made a part hereof as copied herein.

Being the same property conveyed to Daniel Oakley and Jeff Estepp by Deed of record in Instrument No. 20060614-0071029, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **4401 Georgia Avenue, Unit A, Nashville, TN 37209**
(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 our hands this **24th day of August, 2007**.

Jeff C. Estepp

William Daniel Oakley

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared **William Daniel Oakley, and Jeff C. Estepp** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the persons who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **24th day of August, 2007**.

Commission expires: **May 23, 2009**

I. Dyke Tatum Notary Public

I. DYKE TATUM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires May 23, 2009