File No. 70647

WARRANTY DEED

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 09/19/07 12:09 2 pgs
Fees:13.00 Taxes:506.90
20070919-0112126

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF SEPTEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: 1-20-09

(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
Erin Garling	New Owner ~~Bank of America~~	82-8-107
(NAME)	(NAME)	
931 West Eastland Avenue	~~9000 Southside Blvd Bldg 700~~	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	~~Jacksonville FL 32256~~	
(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 Erin Garling, unmarried, 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 Lot No. 3 on the Map of the Richmond Addition, as of record in Book 974, Page 19, in the Register's Office for Davidson County, Tennessee.

SAID Lot No. 3 fronts 53 feet on the Northerly side of West Eastland Avenue, formerly Cleveland Street, and runs back between parallel lines, 100 feet to a dead line.

Being the same property conveyed to Oakwood Property Management, LLC, a Tennessee limited liability company by deed from Tip Taylor, unmarried, dated February 21, 2007 and recorded on February 26, 2007 in Instrument No. 20070226-0023059, 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 931 West Eastland 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 14th day of September, 2007.

Oakwood Property Management, LLC

By: Darren L. Tate as Chief Manager

Darren L. Tate, Chief Manager

File No. 70647

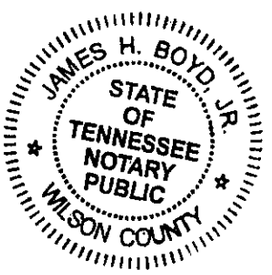
STATE OF TENNESSEE

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 14th day of September, 2007.

Commission expires: 7/1/09



Notary Public