**WARRANTY DEED**

Notary Seal present, but could not be reproduced.

Bill Garrett

Davidson County DEEDWARR
Recvd: 02/22/08 09:06 2 pgs
Fees:13.00 Taxes:277.50

Bill Garrett, County Register of Deeds

20080222-0017335

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS**$75,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **20TH** DAY OF FEBRUARY, 2008.

Notary Public

MY COMMISSION EXPIRES: May 23, 2009.

(AFFIX SEAL)

**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 |
|---|---|---|
| **William Daniel Oakley** | **Same** | **91-8-203** |
| (NAME) | (NAME) | |
| **707 42ND Avenue North** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37209** | | |
| (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, **Mary Ann Sisson and Violet Louise Willis Boyden, as joint tenants with right of survivorship**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William Daniel Oakley, married**, 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 15 on an unrecorded Map prepared by Watkins and Murray, Surveyors, of the property of Thomas D. Woodward, made September 5, 1946, being a Re-Subdivision of a tract of land in the 5th, formerly 12th, Ward of the City of Nashville, not of record known as the Lockhart Property. Said property being more particularly described according to a survey made by John B. Kohl, III dated March 8, 1988 as follows:

SAID Lot No. 15 fronts 50 feet on the northerly margin of Michigan Avenue and extends back 155 feet between parallel lines to a dead line in the rear, measuring 50 feet thereon.

BEING the same property conveyed to Mary Ann Sisson and Violet Louise Willis as joint tenants with the right of survivorship by Deed from Margaret K. Harrell, unmarried of record in Book 7520, Page 285in the Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

Violet Louise Willis Boyden and Violet Louise Willis are one and the same person.

unimproved ☐
This is improved ☒ property, known as **4518 Michigan Avenue, 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 **20th day of February, 2008**.

**Mary Ann Sisson**

**Violet Louise Willis Boyden**
**BY: Mary Ann Sisson, Attorney in Fact**

**STATE OF TENNESSEE**

**COUNTY OF DAVIDSON**

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared **Mary Ann Sisson** with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument for the purpose therein contained, and that she exe cuted the same as her free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this 20th day of February, 2008.

Commission expires: May 23, 2009

I. Dyke Tatum Notary Public

**STATE OF TENNESSEE**

**COUNTY OF DAVIDSON**

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared **Mary Ann Sisson** with whom I am personally acquainted, and who, upon oath, acknowledged herself to be **Attorney in Fact** by **Power of Attorney** on behalf of **Violet Louise Willis Boyden,** and to be the person who executed the foregoing instrument for the purpose therein contained, and that she executed the same as her free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 20th day of February, 2008.

Commission expires: May 23, 2009

I. Dyke Tatum Notary Public

Notary Seal present,
but could not be reproduced.
reproduced.

Bill Garrett
Davidson County Register of Deeds
County Register of Deeds